1 KINGS ROAD, BRISLINGTON, BRISTOL, BS4 3HH

BURSTON COOK
0117 934 9977



FREEHOLD FOR SALE - INVESTMENT

INVESTMENT FOR SALE LET TO A DENTAL PRACTICE

SIZE
877 sq ft
81.51 sq m

£ QUOTING PRICE
£260,000

CAR PARKING
Car park with space for 4+ vehichles

THE OPPORTUNITY

- Investment given the existing rental income of £19,000 pax until January 2035
- Let to a dental practice
- Benefitting from a rear parking court
- Approximately 877 sq ft (81.51 sq m)
- Quoting £260,000 for the freehold investment

LOCATION

The property occupies a prominent position fronting onto Kings Road within a popular and established residential area in Brislington, just off Bath Road.

The property sits opposite Arno's Court Park, and there are ample shops and amenities nearby to include Sainsburys (with filling station), Marks and Spencer, Dunelm and Go Outdoors to name a few.

DESCRIPTION

The property comprises an end of terrace ground floor property on Kings Road, just off Bath Road in Brislington. Currently occupied by a dental surgery, as you enter the property there is a large reception and waiting room. The practice benefits from three surgeries, an office, decon room and kitchenette, and there is a single W.C. The property carries painted plastered walls and ceilings and a mix of vinyl and laminate effect flooring. The lighting is a mix of spotlighting and strip lighting, and the windows are double glazed UPVC.

Services include water and electricity, and I understand there is currently no CCTV or alarm. To the rear of the property are bin stores and a garden.

CAR PARKING

There is a parking court to the rear of the property with space for four vehicles.





PLANNING
We have assumed that the property benefits from a full and unrestricted planning consent for the existing use as a dental surgery.

ACCOMMODATION
The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	877	81.51
TOTAL	**877**	**81.51**

TENANCIES
The property is let to Smile Care Twyford Limited from 10th January 2020 for a term of 15 years on an effectively full repairing and insuring lease.

The passing rent is £19,000 pax and there is a rent review on 1st March 2029 and 1st March 2034.

TENURE
The freehold interest is offered for sale, subject to the occupational lease with a guide price of £260,000, exclusive. The first floor has been sold off on a long leasehold term of 999 years from 9th April 2009 with a ground rent of £25 per annum. The Long leaseholder is responsible for 50% of all maintenance and repairs to the Freehold.

EPC
The property has an Energy Performance Rating of D (95).

BUSINESS RATES
In accordance with the Valuation Office Agency the property has the following assessment:-

Rateable Value: £6,000

It is likely that the current tenant benefits from full small business rates relief.
N.B. All parties are advised to make their own enquiries.

VAT
We have been advised that the property is elected for VAT.





LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
JULY 2026



CONTACT

CHARLOTTE BJOROY BArch

0117 934 9977

Charlotte@burstoncook.co.uk

WEBSITE

www.burstoncook.co.uk

ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN