



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

FOR SALE

143 ST MICHAELS HILL, BRISTOL, BS2 8DB



- **GROUND FLOOR “CLASS E” UNIT FOR SALE**
- **EXCELLENT LOCATION IN CLOSE PROXIMITY TO BRISTOL UNIVERSITY, THE BRI HOSPITAL AND BRISTOL CITY CENTRE**
- **QUOTING PRICE ONLY £189,000**
- **VACANT POSSESSION ENABLED UPON COMPLETION**

SUBJECT TO CONTRACT

LOCATION

The property is prominently situated on St Michaels Hill in the busy and vibrant area of Cotham. The area is home to a large residential community and many shops, restaurants and bars including local businesses and the Co-Op. The shop is in very close proximity to the University of Bristol and the Bristol Royal Infirmary and as such the pitch benefits from a high level of passing footfall and vehicle traffic.

THE PROPERTY

The subject property comprises a ground floor retail unit within a mid-terrace building on St Michaels Hill in Bristol. The unit is currently owner-occupied by a pharmacy.

The shop is currently fitted with a glazed shop front, vinyl tiled flooring, a suspended ceiling, recessed lighting, electric heating and a range of shop racking and shelving. To the rear there is a kitchenette facility with a sink, a small storage area and a single WC facility.

There is also allocated car parking to the front of the shop.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition, January 2018) and we confirm that the property has the following approximate net internal area:

Ground Floor Shop:	591 sq. ft	(54.90 sq. m)
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TENURE

Long Leasehold with vacant possession.

PRICE

Quoting £189,000.

USE

We understand the property benefits from a Commercial Business – Class E Use.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0880-0631-4609-6090-3092>

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation.

Description:	Shop and premises
Rateable Value:	Currently £9,200, rising to £11,250 in April 2023

We would recommend that interested parties make their own enquiries direct with the Council.

VAT

We understand that the property is not elected for VAT and therefore VAT will not be payable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated March 2023

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