

NEW BUILD COMMERCIAL UNIT—FOR SALE

155 West Street, Bedminster, Bristol, BS3 3PN



- A new build, commercial unit providing ground floor open plan office accommodation.
- Located within Bedminster, South Bristol.
- Located within approximately less than 3 miles of Bristol City Centre and 2 miles from Bristol Temple Meads.
- Approximate NIA 916 sq ft (85.14 sq m).



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

155 West Street is located in Bedminster, in the heart of the vibrant residential community of South Bristol. West Street has a mix of independent and national retail occupiers and nearby shops to include Tesco Express, takeaways, convenience stores, fast food chains, Kwik Fit and Lidl.

The property is well situated and offers good transport links to include Parson Street train station which is approximately a 5 minute walk from the property and the train journey from Parson Street to Bristol Temple Meads is just over 5 minutes.

DESCRIPTION

The property comprises an attractive new build, ground floor commercial unit with student accommodation to the upper floors. The property has been finished to shell condition ready for an occupier to undertake their own fit out to meet their needs.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

First Floor: 916 sq ft (85.14 sq m)

TENURE

Sale of the long leasehold interest with a new term of 999 years.

PRICE

£205,000

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

The property requires a new assessment to establish the rates payable.

VAT

We have been advised that the property is/is not elected for VAT.

LEGAL FEES

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

EPC

The property is currently in shell condition and an EPC is therefore not required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Georgia Warfield BSc (Hons)

Vicki Grimshaw MRICS

Tel: 0117 934 9977

0117 934 9977

Email: Georgia@burstoncook.co.uk

Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2024



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