

FOR SALE

1 Repton Road

Brislington, Bristol BS4 3LS

End terrace commercial property arranged over ground and first floor – 2,282 sq ft net approx.



Location

The property occupies a corner plot on the junction of Repton Road and Sandy Park Road. The property is situated close to Arnos Court Park, approximately 2 miles southeast of Bristol City Centre.

The area is a residential suburb with a number of established regional and independent retail and food/beverage outlets nearby including Morrisons Daily, Parsons Bakery, William Hill and Grounded.

M32

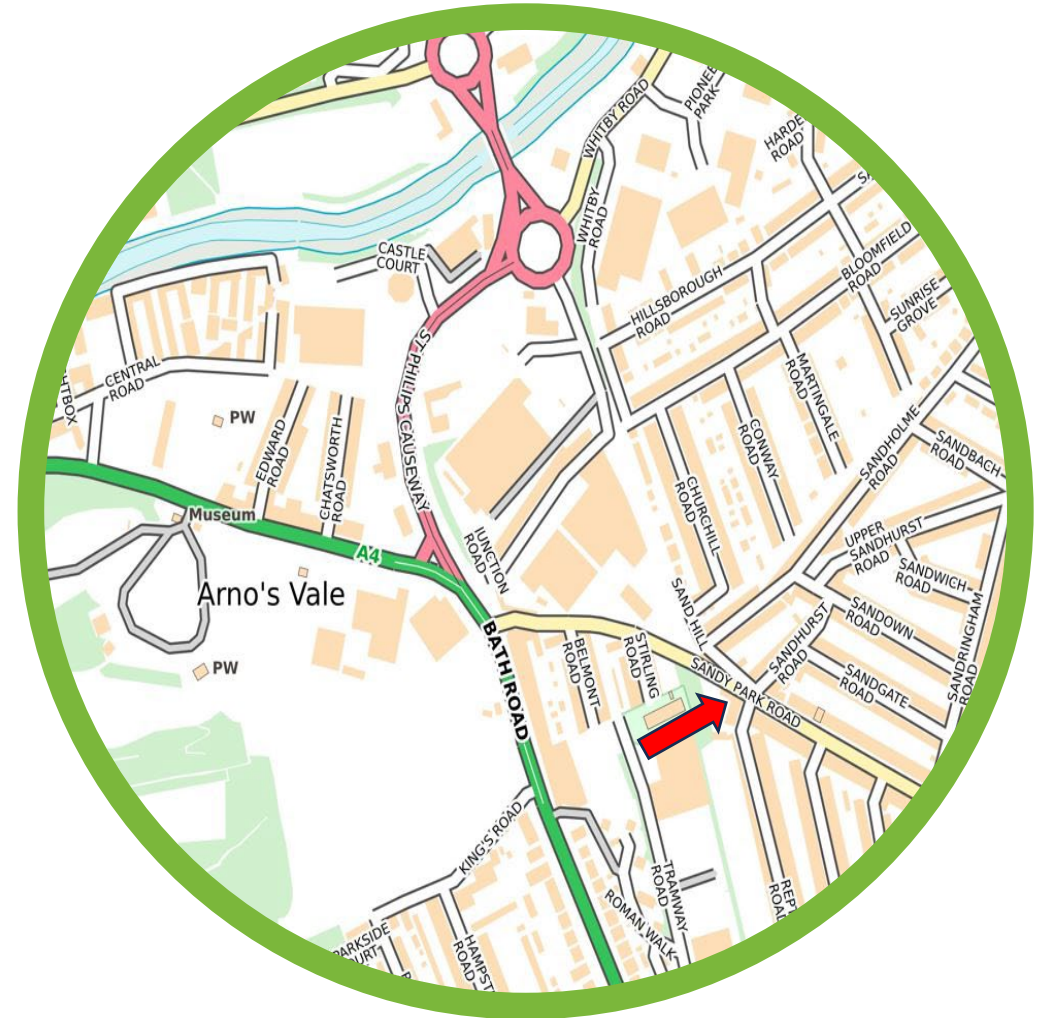


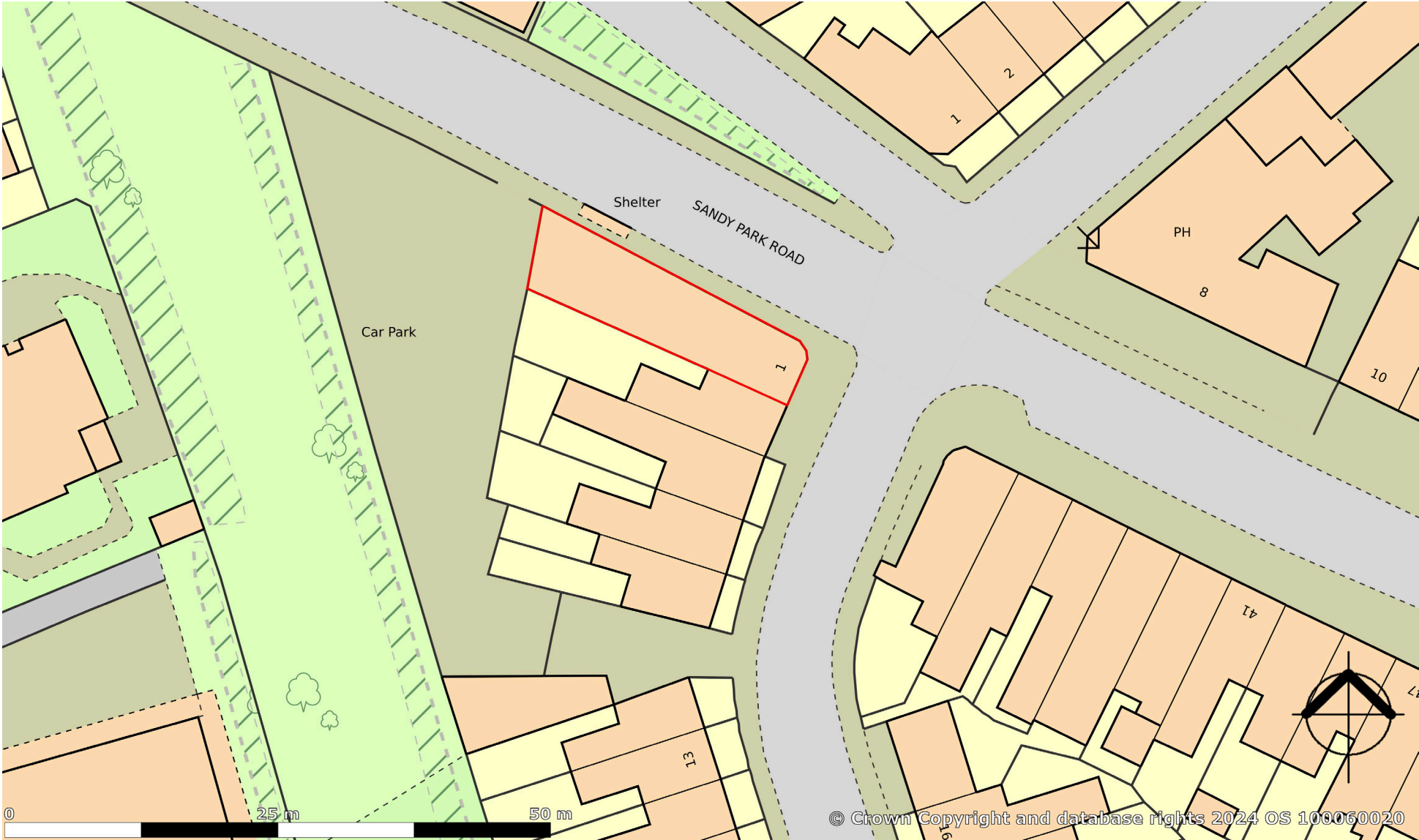
2.5 miles northwest

Bristol City Centre



2 miles





Shelter SANDY PARK ROAD

Car Park

PH

8

10

13

41

0

25 m

50 m

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Accommodation

Description

The available accommodation comprises an open plan retail area and separate storage area along with a rear extension which can be accessed from Sandy Park Road.

The upper floor comprises two large rooms with a kitchen and WC facilities.

To the rear of the property and accessed from Repton Road there is a council run car park which provides free parking for up to three hours.

Services

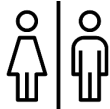
We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground floor	1,660	154.27
First floor	622	57.83
TOTAL	2,282	212.1

Kitchenette



WC facilities



High street frontage



Glazed shopfront



Retail



Leisure



Potential for alternative uses (subject to planning etc)



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has Class E consent but any occupier should make their own enquiries to the Planning Department of Bristol City Council - 0117 921 222 or www.bristol.gov.uk

The property has potential for alternative uses subject to obtaining the necessary consents.

Business Rates

The property is listed on the Valuation Office Agency as shop and premises with a rateable value of £10,250 from April 2023.

Interested parties should make their own enquiries to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Tenure

The property is available to purchase on a freehold basis.

Purchase Price

£425,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the anti money laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
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www.alderking.com

AK Ref: SC/99289

Date: February 2024

Subject to Contract



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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.