

RIVERSIDE HOUSE, QUARRY ROAD, CHIPPING SODBURY  
BRISTOL BS37 6AX



**Office / Investment**

- Vacant
- Flexible layout
- Parking onsite
- Investment Opportunity

**FOR SALE**

Offers in excess of  
**£200,000**

## Location and Description

Chipping Sodbury is a prosperous town approximately 16 north east of Bristol and 15 miles north of Bath. Transport links are good with access to Junction 18 of the M4 within 5 miles. Rail connections to London Paddington and Bristol Temple Meads are available at Yate (approximately 1.5 miles).

The town offers a range of local independent retailers, including delis, butchers, pharmacy, cafes and restaurants. Larger retailers such as Waitrose, Tesco and TK Maxx are also located close by.

Riverside House is located on Quarry Road, conveniently between Yate and Chipping Sodbury, opposite the entrance to Bowling Hill Business Park and only a short walk from Chipping Sodbury High Street. Internally the property is in need of refurbishment throughout but offers great flexibility for a range of office users. The space could be split to form serviced offices, three separate office units or alternatively occupied as a whole. Riverside House is not Listed but is within Chipping Sodbury Conservation Area. Externally there is an area of hard standing to provide parking for approximately 8 cars.



## Accommodation

The property has been measured in accordance with International Property Measuring Standards (IPMS) 2 – Office\* and offer the following levels of accommodation:

Area (IPMS 2- Office)	Sq. ft	Sq. m
Ground Floor	1086	100.90
First Floor	1215	112.89
<b>TOTAL</b>	<b>2301</b>	<b>213.79</b>

\* All measurements approximate.

## Tenure

The freehold interest of the property is offered for sale by private treaty as a whole. Please contact the agent for further information in this regard.



## Legal Costs

Each party will be responsible for their own costs incurred in any proposed transaction.

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). We understand that the property is not elected for VAT and therefore VAT will not be payable on charges due.

## Energy Performance Certificate

The associated report can be provided by the agent upon request.

## Services

The unit benefits from mains electricity, water and drainage. Hunter French Commercial have not tested any of the services supplied and recommend that interested parties satisfy themselves that they meet their requirements and current regulations.

## Planning

We have been advised that the property has an existing use Class 'E' (commercial). We recommend interested parties direct any planning queries to the local planning department of South Gloucestershire Council.

## Viewing

Strictly by appointment through the Sole Agents, Hunter French Commercial. T: 01249 715775 E: commercial@hunterfrench.co.uk