

# FOR SALE—SHOP PLUS 2/3 BED MAISONETTE PLUS REAR “MEWS”

13 Perry Road, Bristol, BS1 5BG & 13 Lower Church Row, Bristol, BS2 8BA



- Situated close to Bristol University, Bristol Royal Infirmary and Bristol city centre
- Scope to extend mews via existing staircase into rear of shop
- Comprising large ground floor shop/office plus self contained 2/3 bed maisonette plus rear self contained residential mews
- Very popular letting position
- Freehold for sale—price on application



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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COOK**  
0117 934 9977

## LOCATION

The property is located in a very prominent and well established retail and residential location within just 5 minutes walking distance of Bristol University's famous Wills Building at the top of Park Street and the Bristol Royal Infirmary and as such provides excellent letting potential to both students and hospital workers.

Furthermore, Bristol city centre is just 5 minutes walk away and this property therefore occupies a very popular, convenient and central location.

Perry Road extending into Park Row which links with Park Street/Queens Road houses a wider variety of specialist retail shops, cafes and restaurants.

## DESCRIPTION

This is a very attractive end of terrace building over ground, first and second floors. The building has been well maintained and provides a good sized self-contained ground floor shop plus a well fitted self-contained 2/3 bedroom maisonette above with wonderful views across the city skyline.

To the rear there is a self-contained mews which currently is fitted to provide 1 bedroom, however, has good potential to extend downwards via an existing staircase to bring into use the rear of the shop which does benefit from some natural light.

## ACCOMMODATION

### Retail shop:

Shop front: 60 sq m (652 sq ft)  
Maisonette kitchen: 3.9 x 2.5 m (12 x 8.3 ft)  
Reception: 2.8 x 2.4 m plus 2.65 x 1.75 m (9.3 x 7.10 ft)  
plus 8.8 x 5.8 ft

### 13a Perry Road:

Bedroom 3/reception: 4.5 x 3.5 m (15 x 11.8 ft)  
Bedroom 2: 2.75 x 2.5 m (9.10 x 8.3 ft)  
Bedroom 1: 4.67 x 3.4 m (15.4 x 11.2 ft)  
Showroom/WC -

### Rear mews, 13 Lower Church Lane:

Ground flr reception/kitchen: 4.9 x 2.85 m (16.1 x 9.2 ft)  
Under grd flr shower room: 2.4 x 1.45 m (7.10 x 4.9 ft)  
First floor bedroom: 6.7 x 4.2 m (22 ft x 13.9)

*N.B There is a staircase leading down to a good sized tall room of approximately 18 sq m (189 sq ft) which benefits from natural light and currently comprises part of the ancillary space to the rear of the shop. This area could be readily incorporated into the mews to potentially create a second and/or third additional bedroom(s).*

## QUOTING TERMS

The property is being sold freehold—price on application.

## VAT

The price quoted is exclusive of VAT if applicable, however, we have been advised the property is not elected for VAT.

## EPC

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

## TENANCIES

The property can be sold with vacant possession, however, the ground floor shop is currently let until 2nd October 2023—details on request.

The rear mews is currently let by way of an assured short hold tenancy. However, vacant possession can be sold with vacant possession. Further details on request.

## LEGAL FEES

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





## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Julian Cook (FRICS) / Charlie Kershaw (MRICS)

**Tel:** 0117 934 9977

**Email:** Julian@burstoncook.co.uk / Charlie@burstoncocok.co.uk

## SUBJECT TO CONTRACT

May 2023

### 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.

### 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.

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