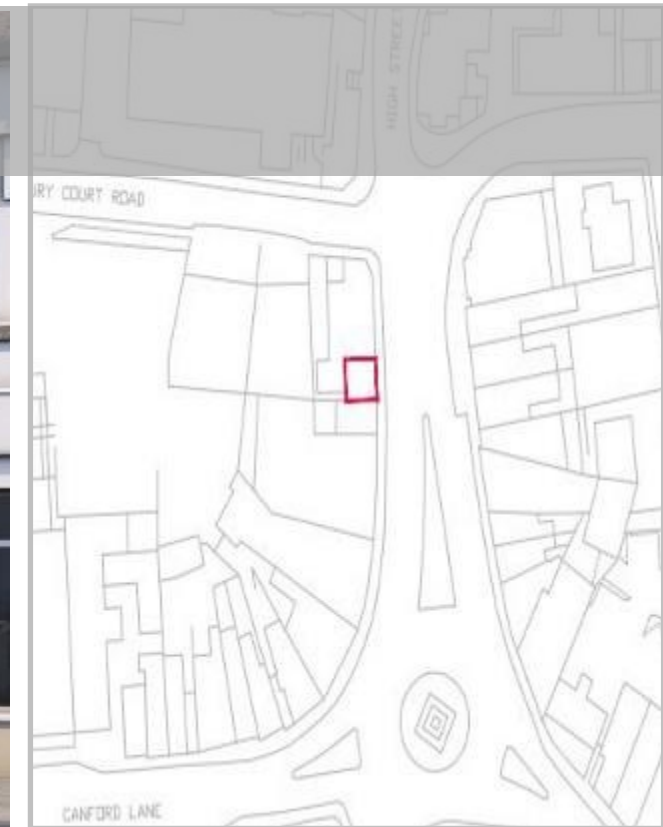


DEVELOPMENT OPPORTUNITY FOR SALE

High Street, Westbury On Trym, Bristol, BS9 3ED



CGI of completed development



- Development opportunity for sale
- A rare and unique opportunity !
- Former Public Conveniences
- Excellent location within popular suburb of Westbury On Trym
- Planning consent granted to create a two storey commercial unit (Class E) . Potential to suit a wide variety of occupiers
- Guide price available upon 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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located within the popular and affluent suburb of Westbury on Trym in north west Bristol. The property fronts onto the high street and there is a wide variety of occupiers within the immediate area such as retail, leisure, offices and residential. The property is just a 15 minute drive from Bristol city centre and there is good access to the motorway network via the A4018, which provides access to the M5 and in turn the rest of the motorway network.

DESCRIPTION

The property comprises a single storey building previously used as public conveniences fronting onto the High Street in Westbury on Trym.

The property benefits from planning consent to redevelop the former ground floor public convenience building with a first floor extension to provide a two storey commercial unit (Class E proposed Use), retaining the existing tree with associated external works.

The existing building is circa 300 sq ft and the proposed development will provide 527 sq ft of commercial space.

TENURE

The property is available for sale freehold.

PRICE

The guide price is available upon application.

PLANNING

The property has planning consent to redevelop the property and provide a two storey commercial Class E unit. Planning reference 22/03873/f. The planning is available via the following link:-

[22/03873/F | Refurbishment of former ground floor public convenience building with first floor level extension for provision of a two storey commercial unit \(Class E proposed use\), retaining existing tree with amended associated external works. | Public Conveniences High Street Westbury Bristol BS9 3ED.](#)

VAT

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

EPC

Available upon 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: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

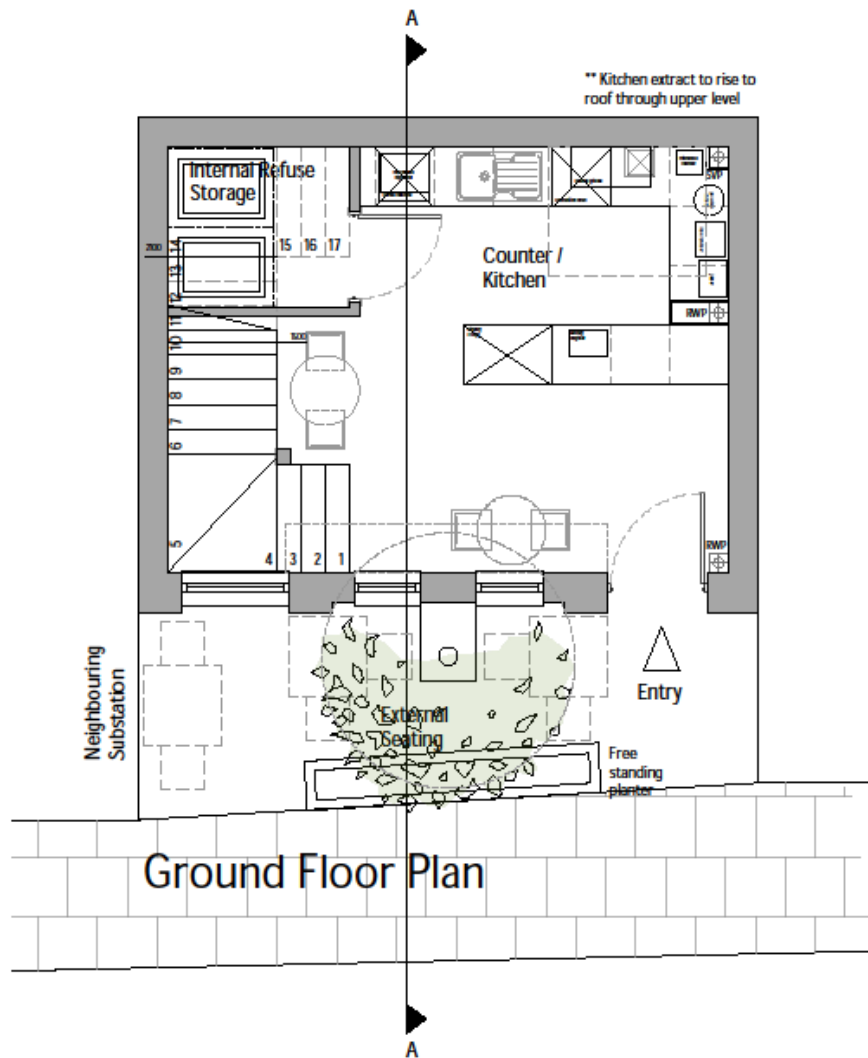
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds 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

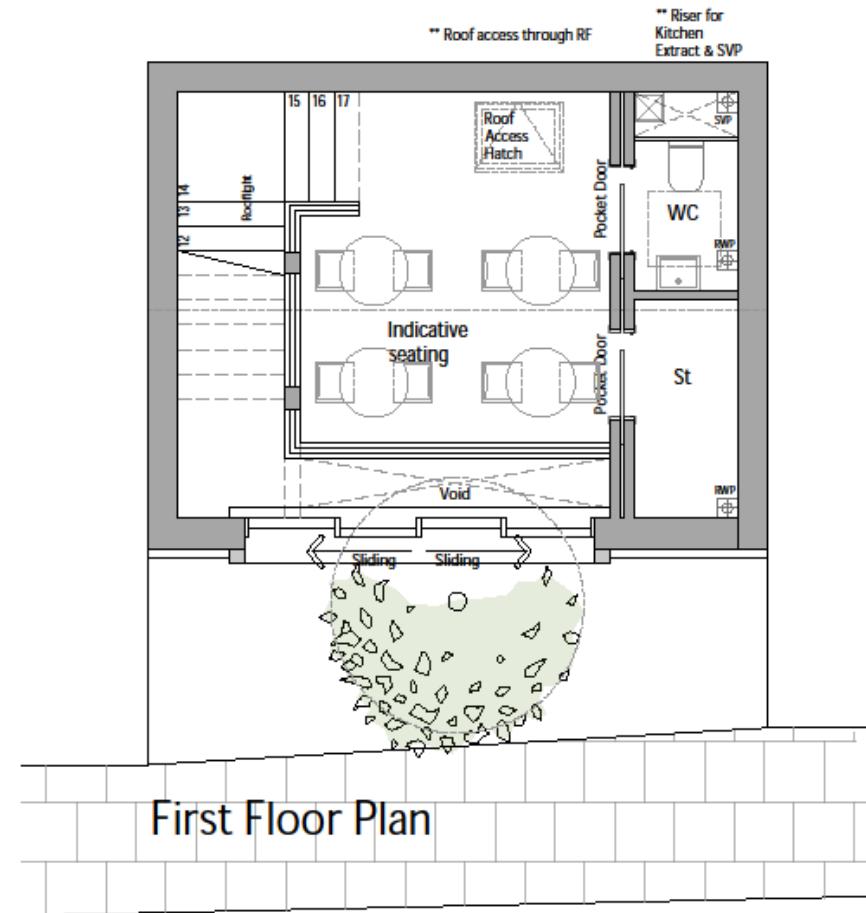
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.





Ground Floor Plan



First Floor Plan

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15

110

WESTBURY-ON-TRYM FLOOR PLANS		D
200603 HT 01 01		JHM
1506/13		MAY 2021

CliftonEmerydesign

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DRAWING STATUS: Planning

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