

# ATTRACTIVE SELF CONTAINED MEWS BUILDING - FOR SALE

2 Westbury Mews, Westbury on Trym, Bristol, BS9 3QA



- An attractive mews office providing self-contained accommodation over two floors
- Approximately 1,199 sq ft (111.4 sq m)
- Suitable for office, medical or other uses under Use Class E or potential for residential use (STP)
- Located in the established and charming village of Westbury on Trym
- Freehold for sale with vacant possession



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

The property is located in Westbury on Trym, which is approximately 2.5 miles north of Bristol city centre, via Whiteladies Road and 2 miles south west of Junction 7 of the M5 motorway. Westbury on Trym is an established residential area and the village benefits from a range of retail, office and residential occupiers with local amenities including Costa Coffee, Co-op Food, Tesco Express together with several High Street banks and numerous independent traders.

## DESCRIPTION

The property comprises a self-contained 'mews style' building, providing accommodation over ground and first floor levels. The property has been occupied by an office occupier and as such is arranged as a reception area, with partitioned meeting rooms, WC and kitchenette facilities on the ground floor with the first floor providing light and airy open plan space, with a mezzanine area providing additional useful storage/office accommodation.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,199 sq ft (111.4 sq m).

## TENURE

The property is available to purchase. Freehold with vacant possession. A small estates charge is payable towards the upkeep of the access road.

## PRICE

£330,000 plus VAT.

## PLANNING

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

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation.

Rateable Value : £13,000  
Rates Payable (2024/2025): £6,487

*Interested parties are advised to verify this information with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).*

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## VAT

The building is elected for VAT and therefore VAT will be payable on all prices.

## EPC

Rating C (68).

## 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: Finola Ingham FRICS  
Tel: 0117 934 9977  
Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

March 2024

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

