



Tel 01173 296 610

**UP & RUNNING** 

**CHANGE of OWNERSHIP  
SALE  
LAST DAY 31<sup>ST</sup> MAY**

38 North View, Westbury Park, Bristol, BS6 7QA

**GUIDE PRICE £550,000**

 **GOODCHILD**  
ESTATE AGENTS

[goodchild.co.uk](http://goodchild.co.uk)





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GUIDE PRICE £550,000

## PROPERTY OVERVIEW

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An incredibly rare opportunity to purchase an attractive mixed-use freehold property comprising ground floor shop unit which is well presented and currently let to the national fitness chain 'Up and Running' at £24,000 p.a. and a well-proportioned first floor maisonette, situated in a highly popular and prominent position in Westbury Park.

### Floor Plans

Please see floorplans for both the shop unit and maisonette. Measurements are for guidance only and should not be relied upon.

Enclosed lobby providing access to shop and maisonette.

### Shop Unit (approx. 81.5 Sq.m)

The ground floor shop unit comprises; 2 individual rooms to the front and rear, W.C., galley kitchen facilities, office/store room and a courtyard garden.

### Outside

The property benefits from an enclosed rear courtyard garden with a southerly aspect.

### Maisonette (approx. 99.4 Sq.m)

A substantial first and upper floor maisonette. Flexible accommodation that is currently arranged as large living with three large double glazed windows and built recess dresser, fitted kitchen breakfast room with Vaillant combi boiler, modern bathroom suite. on the first floor are 2 double bedrooms. The maisonette council tax is B.

The property benefits from double glazing and gas central heating.

### Location

The property is situated in a highly sought after location in Westbury Park within easy reach of Durdham Downs and Waitrose supermarket. North View comprises a mix of shops and amenities including a veterinary practice, dentist, chiropractor, estate agents and charity shop amongst others. The current business is operated by the freeholder, who have indicated that the 'Up and Running' franchise would be interested in leasing the shop unit from the incoming owner, to continue running the existing business.

### Tenure

The property is being offered for sale Freehold and the current Freeholder/Shop owner is considering setting up a lease with the Up & Running franchise. Please contact the office for more details regarding this.

### VAT

We are informed that VAT is not applicable to the property.

### Business Rates

The rateable value is £9,700 and the current owner receives small business relief. All enquiries should be made by the incoming buyer.

### Control of Asbestos

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Goodchild Estate Agents have not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

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# KEY DETAILS

- A Rare Opportunity To Purchase A Mixed-Use Freehold Property
- Ground Floor Shop Unit & First Floor Maisonette
- Situated In A Highly Popular & Prominent Position In Westbury Park
- Spacious Period Maisonette
- 2 Double Bedrooms

Guide Price: £550,000

Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Please contact the office

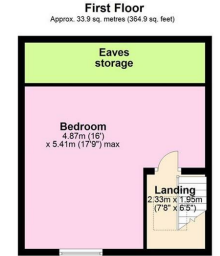
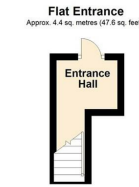
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Viewing: By appointment only

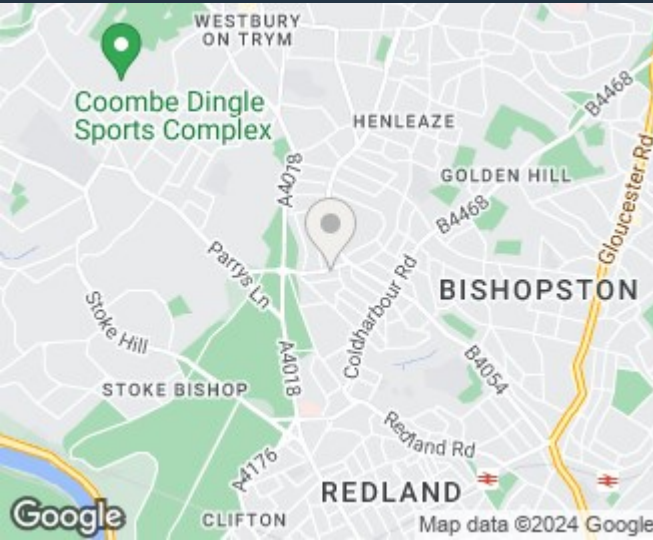


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Total area: approx. 99.4 sq. metres (1069.4 sq. feet)



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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