

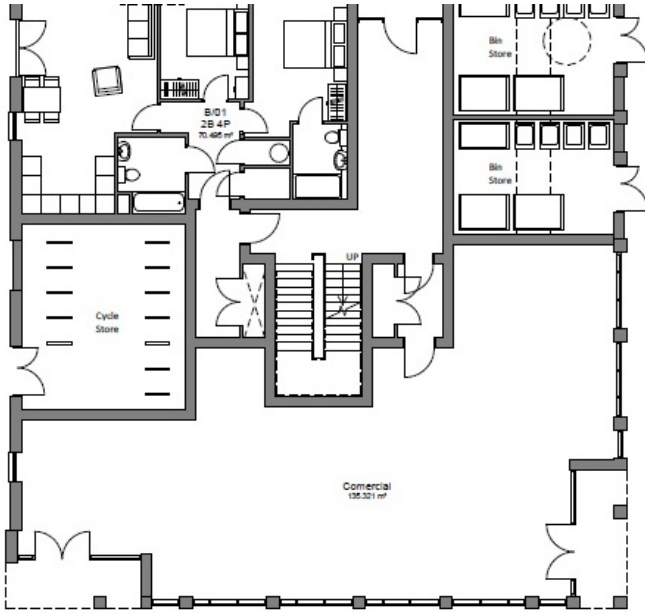


For Sale

**Ground Floor, Block B, Blackberry Hill,
Fishponds, Bristol BS16 2EN**

Shop/Office/Restaurant

**AVISON
YOUNG**



Location

Bristol is regarded as one of the UK's best cities in which to live and work. It is easily accessible from both motorway and rail networks whilst also having its own international airport. Blackberry Hill is located in the Fishponds area of Bristol approximately 4 miles from the City Centre and close to the M32 providing easy access to the M4 and M5 motorways. The Blackberry Hill Hospital development comprises 346 homes with a combination of 1, 2, 3 and 4 bedrooms with 129 of these coming from the refurbishment of the existing historic buildings. In addition there will be a number of other commercial uses on site.

Description

The premises form part of the ground floor of Block B, Blackberry Hill which is situated adjacent to one of the principal entrances to the development and fronting Manor Road.

Accommodation

The premises are arranged on ground floor only with three floors of residential accommodation above.

The property benefits from 3 car parking spaces.

Ground Floor GIA — 135 sq m — 1,457 sq ft

Tenure

The property is available freehold/long leasehold.

Price

Offers are invited in excess of £300,000 + VAT

Business Rates

The premises are yet to be assessed for Business Rates purposes.

Service Charge

There will be an annual service charge payable to cover the cost of external repairs etc, further details on request.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises fall within Class E of the Town and Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

EPC

The premises are yet to be assessed for EPC.

Specification

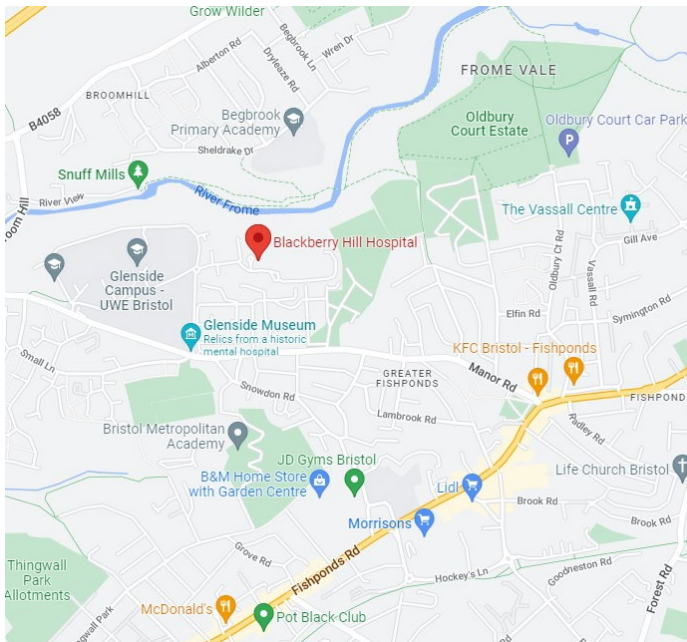
The unit will be fitted out to a shell and core specification. The purchaser will be responsible for installing a new shop front. Further details available on request.

VAT

VAT if applicable will be charged at the standard rate.

Timing

The premises will be available in Autumn 2022.



**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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