

BRISTOL WELLS ROAD, BS14 9DL COMMERCIAL UNIT FOR SALE/ TO LET

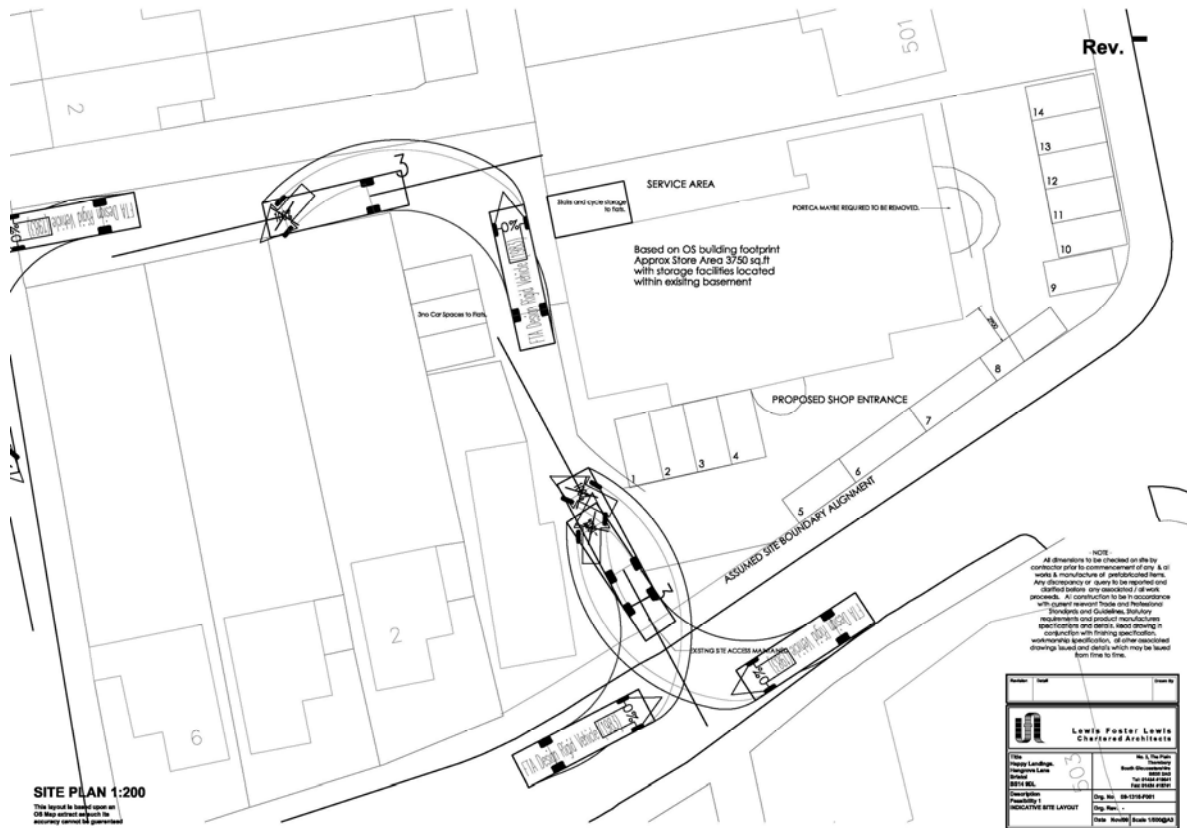


AVAILABLE SUMMER 2010

- REFURBISHMENT OF PROMINENT ROADSIDE BUILDING
- MAIN ROAD FRONTAGE
- UP TO 3,500 SQ.FT UNIT AVAILABLE
- 3 RESIDENTIAL FLATS ABOVE
- SUITABLE FOR A1, A2, A3 & A4 USES
- ALTERNATIVE USES SUBJECT TO PLANNING
- SITE AREA 0.36 ACRES
- APPROX 14 CAR PARKING SPACES

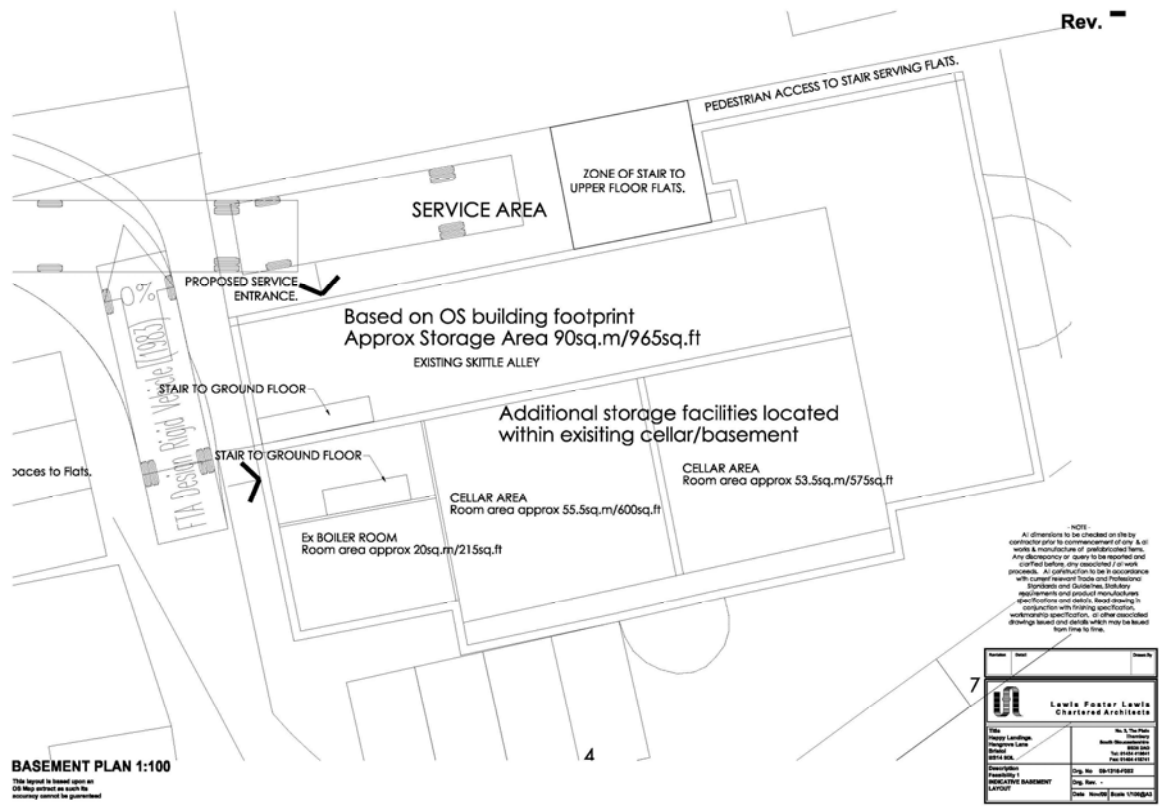
36 Frogmore Street, Bristol, BS1 5NA Telephone: 01179 210 100 www.croninpage.co.uk
email@croninpage.co.uk

SITE PLAN



SITE PLAN 1:200
This layout to be used as an OS Map extract as such for planning consent to be given.

TITLE PLAN



BASEMENT PLAN 1:100
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- LOCATION** The site is very prominently situated fronting the main A37 Wells Road just to the south of its intersection with the Bristol Southern Ring Road. It is positioned on a corner site on the junction of Hengrove lane/Wells Road. With large residential catchment of 1,080 in 0.25 miles and 3768 in 5 miles.
- DESCRIPTION** The building occupies an area of 0.36 acres. The property will be refurbished to provide ground floor retail space of 3750 Sq.Ft. There is the option for additional ancillary/ storage space in lower ground floor which will provide 1000 Sq.Ft of space if required. The property is capable of subdivision. First floor has residential accommodation comprising 3 flats 2 x 2 beds and 1 x 1 bed. These are available by way of separate negotiation.
- LEASES** The premises will be available by way of new full repairing and insuring leases for a term to be agreed. Five yearly rental reviews will be granted.
- RENT** On application
- SPECIFICATION** All units will be finished to a standard developers shell specification with capped off incoming services. Full details available on application
- VIEWING/
ADDITIONAL
INFORMATION** Details available from **sole letting agents
Cronin Page Tel: 01179 210 100
Ref: Bob Page/ Storm Kennedy**

The Property Misdescriptions Act 1991 – Whilst every care has been taken in the preparation of these particulars Cronin Page, any joint agents involved and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

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