



Former Food Store & Bank

125a & 135 High Street, Hanham, Bristol, BS15 3QY

Former Food Store/Site and Adjoining Vacant Bank

0.97 Acres
(0.39 Hectares)

- Freehold
- Potential development opportunity for sale
- Includes the adjacent former bank premises
- Total site area of circa 0.97 acres
- Offers in excess of £1.75 million

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Summary

Available Size	0.97 Acres
Rates Payable	£84,480 per sq ft
Rateable Value	£165,000
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own legal fees.
EPC Rating	B (40)

Description

The former food store, accessed directly from High Street, comprises a retail warehouse arranged at ground floor only. Internally, the store provides a sales area together with staff office and WC facilities. There is a service area to the rear with roller shutter access into the back of house store room. The site includes a substantial car park with 76 car parking spaces which wraps around the building.

The 0.97 acre site also includes the adjacent, semi-detached, former bank premises of brick construction arranged over ground and first floors.

Location

Hanham is a suburb situated in South Gloucestershire, approximately 4 miles east of Bristol city centre. The property is situated on the A431 which is one of the main routes out of Bristol leading to Longwell Green, Bitton and Bath.

The property occupies a prominent position with large frontage. The surrounding area is predominantly residential with a number of pubs, shops and independent cafes/restaurants nearby. Gallagher Retail Park is situated less than a mile away where occupiers include M&S Food, B&Q, Boots and Costa.

Accommodation

The accommodation comprises the following areas:

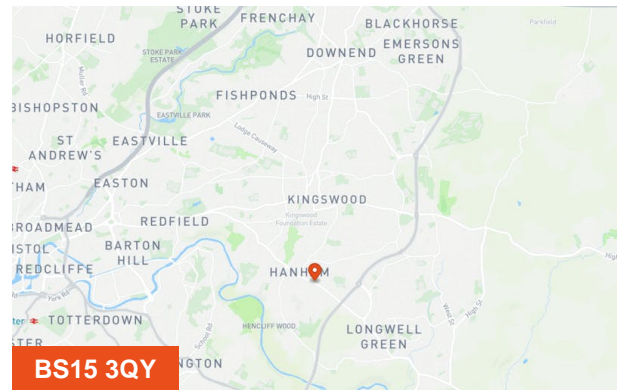
Name	sq ft	sq m	Availability
Ground - Store	10,448	970.65	Available
Ground - Former Bank	2,100	195.10	Available
1st - Former Bank	416	38.65	Available
Total	12,964	1,204.40	

Proposal

We are instructed to seek offers in excess of £1.75 million exclusive of VAT (if applicable) subject to contract.

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

Richard Saunders

07825 382835

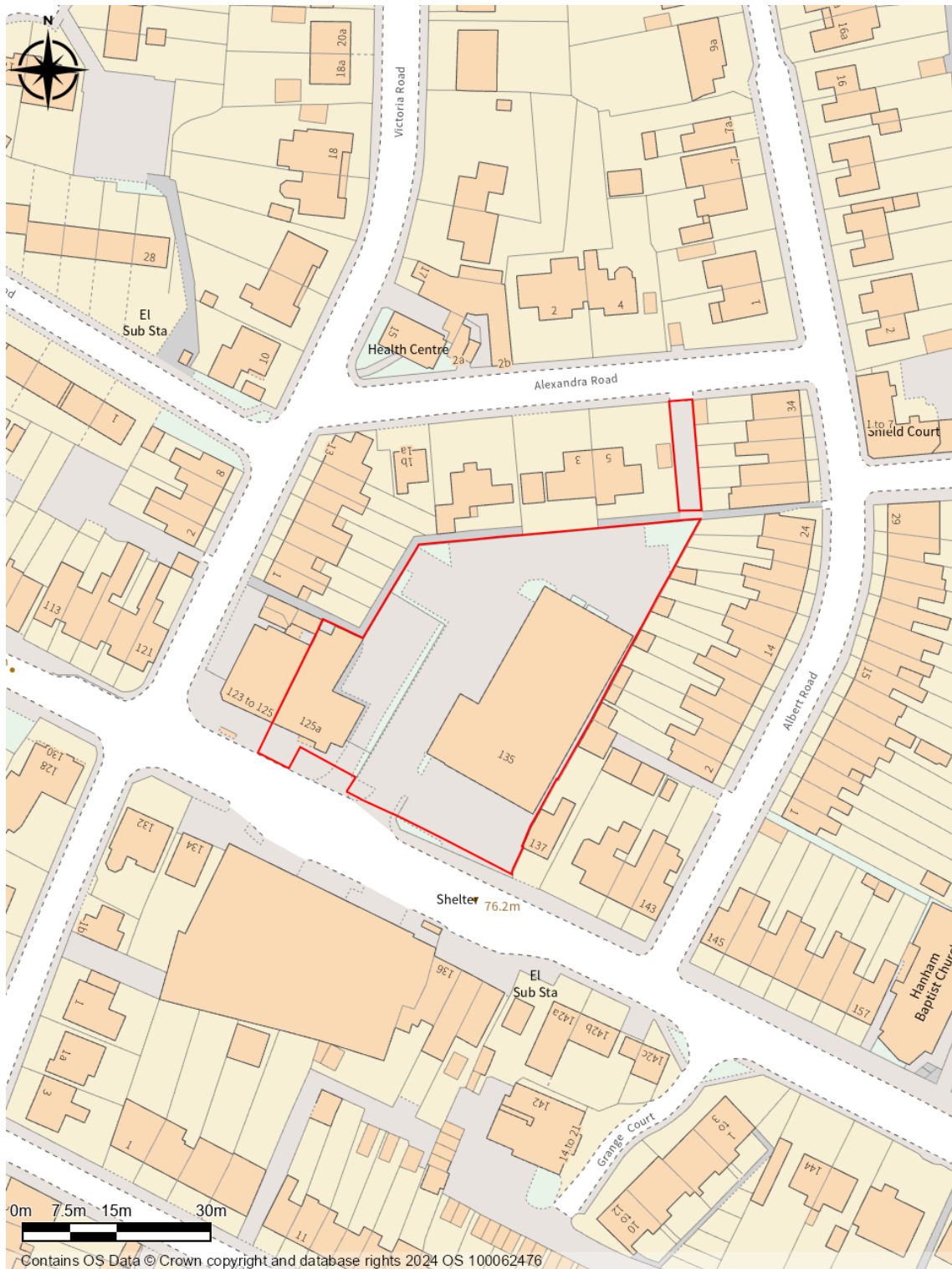
richard.saunders@htc.uk.com

Rebecca Harries

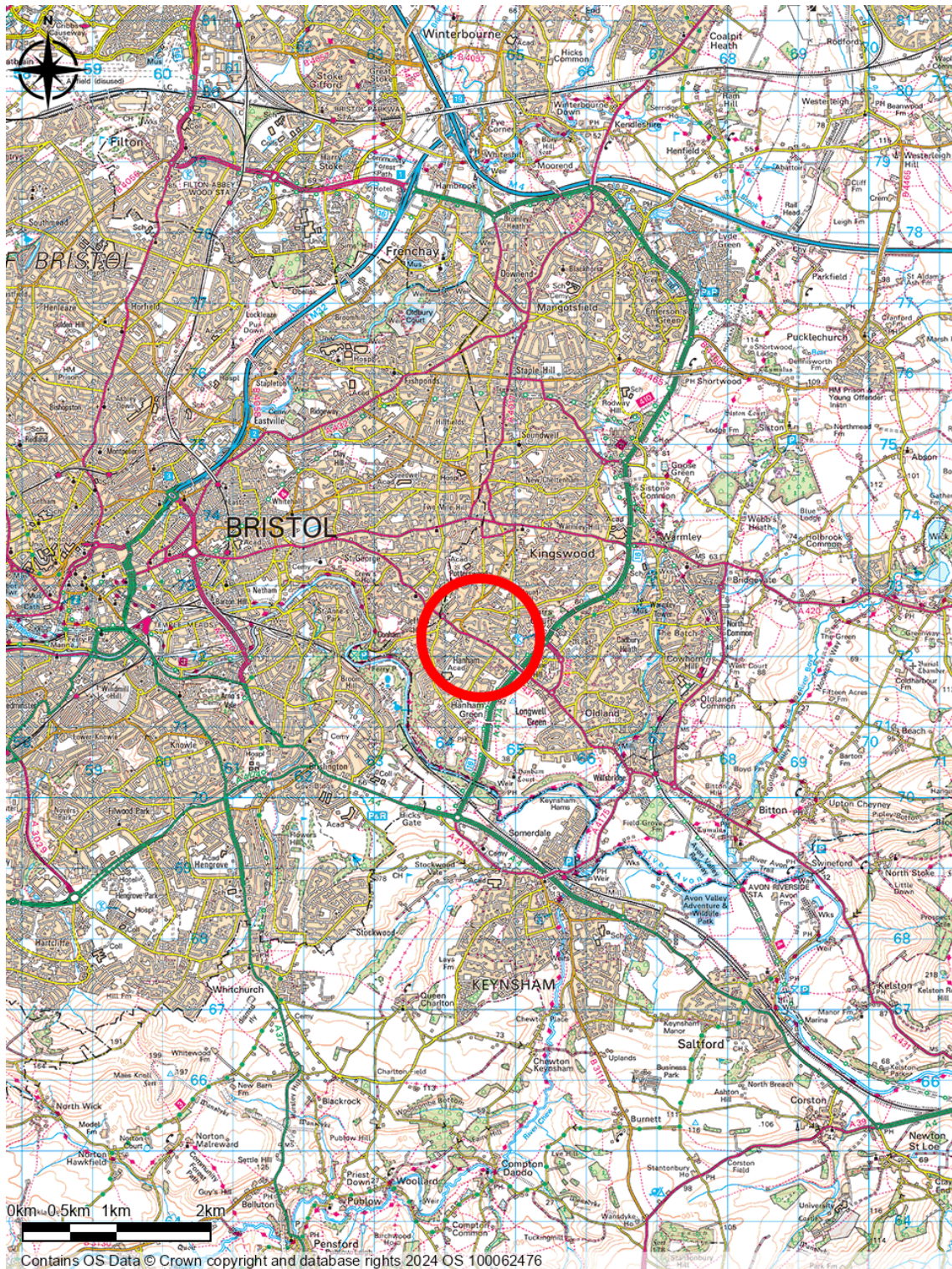
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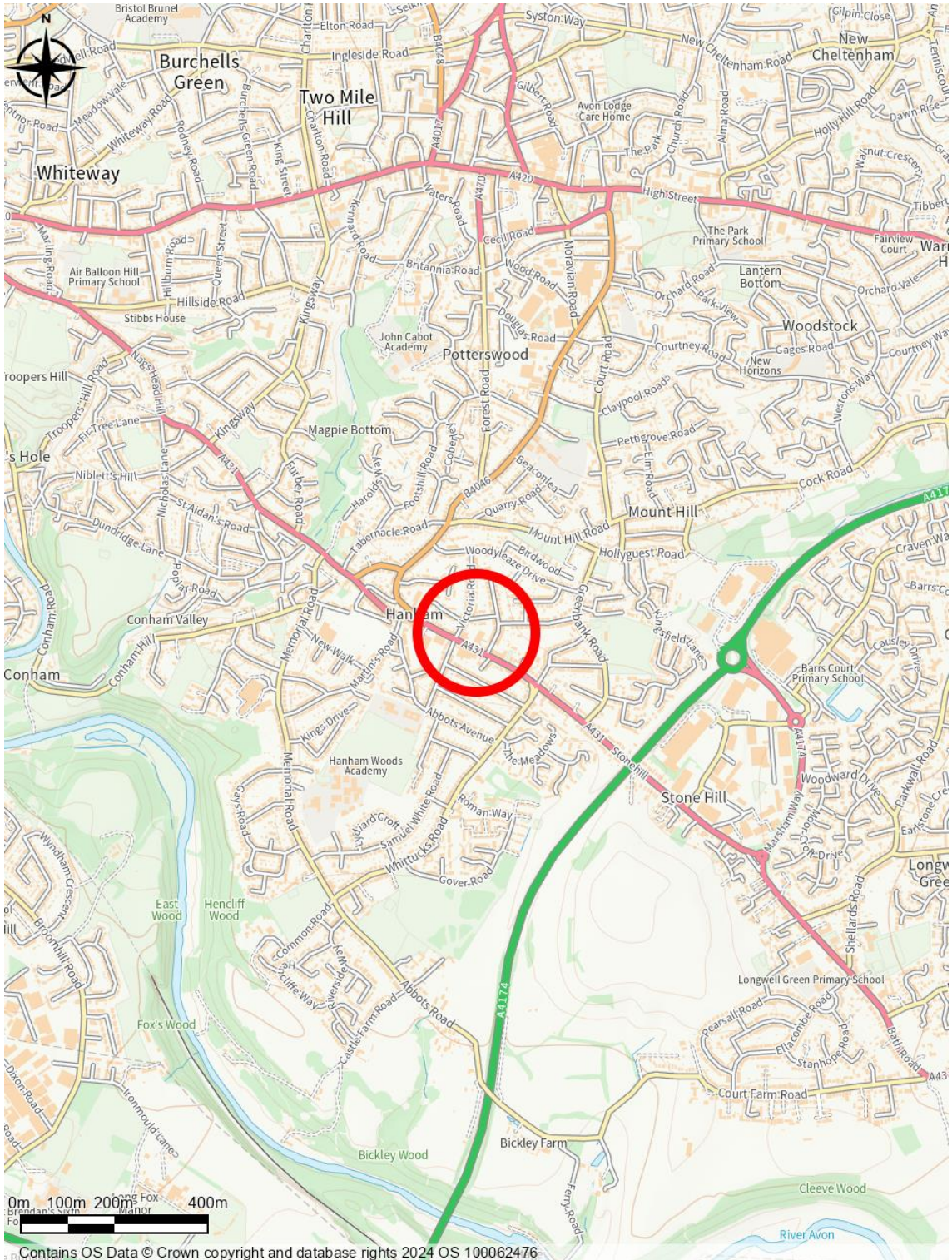
rebecca.harries@htc.uk.com

Site Plan



Location Plan





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