

FOR SALE – OFFICE PLUS THREE BEDROOM MAISONETTE WITH GARDEN

3 Druid Hill, Stoke Bishop, Bristol BS9 1EW



- Suit an owner occupier or investor
- Freehold with vacant possession
- Affluent Bristol suburb of Stoke Bishop
- Ground floor office fitted to a high specification
- 3 bedroom maisonette – beautifully presented
- Car parking to the front & garden to the rear
- Guide price – £575,000



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 situated in a very prominent position fronting onto Druid Hill within a popular neighbourhood retail parade serving the upmarket densely populated residential communities of Stoke Bishop and Sneyd Park.

Occupiers along the parade include a convenience store, hairdressers, office uses, barber and restaurant uses.

DESCRIPTION

The property comprises a substantial mid terrace building benefitting from extensive refurbishment works carried out in recent years. As such, both the ground floor office and the 3 bedroom maisonette both present to a very high specification.

Ground floor office —a fully refurbished office presenting to a high standard benefitting from a kitchen and single WC plus private meeting room. The office benefits from car parking to the front and is ready for immediate occupation.

3 bed maisonette—the maisonette has been recently fully refurbished to a very high standard and currently presents as a beautiful home. The first floor is arranged with a kitchen living area to the front and bedroom and bathroom to the rear. The second floor comprises a further two bedrooms plus a bathroom. The kitchen / living area benefits from ample natural light being south facing and has an Italian style kitchen fitted with high quality appliances.

N.B. There is a rear bakehouse building to the rear of the site which will provide residential studio accommodation and may be available by way of separate negotiation.

Would suit an owner occupier or investor!

ACCOMMODATION

Ground floor Office	579 sq ft	53.79 sq m
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Maisonette First floor	547 sq ft	50.82 sq m
Second floor	344 sq ft	32.04 sq m

TENURE

Freehold.

PRICE

The guide price of the freehold interest as a whole is £575,000.





BUSINESS RATES

In accordance with the Valuation Office Agency website the property has the following designation:-

Rateable Value: £11,750

VAT

The building is not elected for VAT.

EPC

Available upon request.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS or Holly Boulton AssocRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / holly@burstoncook.co.uk

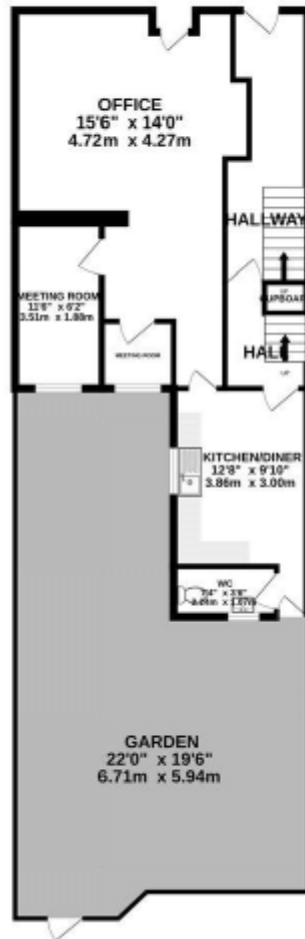
SUBJECT TO CONTRACT

February 2024

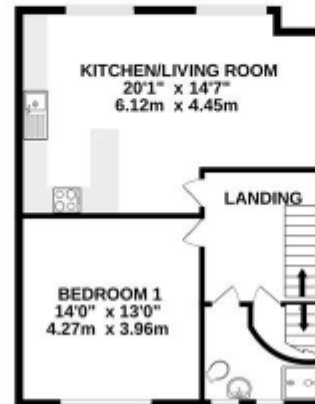
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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