

FOR SALE - FREEHOLD OPPORTUNITY IN CLIFTON

Amberley Hall Day Nursery, 21 Richmond Dale, Clifton, Bristol BS8 2UB



- An attractive former day nursery over ground and first floors with redevelopment potential (subject to consents)
- The property is in a prime Clifton location close to the Clifton Downs
- Freehold with Vacant Possession with a guide price of £750,000
- Grade II Listed with an approximate Gross Internal Area of 3,091 sq. ft (287.16 sq. m)
- Suitable for various commercial or residential uses (subject to planning)

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 Bristol within the upmarket residential suburb of Clifton in close proximity to Redland & Sneyd Park and within a short walk of Bristol's famous Clifton Downs.

DESCRIPTION

Formerly a day nursery, the property comprises a substantial period building arranged over ground and first floors. The building is approached through the front garden which could potentially offer off street parking (subject to consents).

The ground floor is currently arranged as a large room to the front, kitchen, office, WCs and storerooms. A staircase leads to the first floor which is configured as a large open plan room with excellent ceiling height, with two further partitioned rooms and further WC facilities. There is also an entrance at first floor level which leads from the road at the rear of the premises.

The property is Grade II Listed and has most recently been used as a nursery premises.

The property offers a fantastic opportunity to secure a freehold building in Clifton for either commercial occupation or for redevelopment subject to the relevant planning and listed building consents.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:

Area	Sq ft	Sq m
Ground Floor	1,531	142.23
First Floor	1,560	144.93
Total:	3,091	287.16

TENURE

Freehold with Vacant Possession.

PRICE

Quoting £750,000.

PLANNING

We understand that the property benefits from Class E planning use consent as the previous use as a Nursery.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

VAT

We have been advised that the property is not elected for VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has a Rateable Value of £4,950.

Interested parties may therefore benefit from small business rates relief.

EPC

A copy of the EPC is available upon request.

LEGAL FEES

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

BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

BUSINESS RATES

In accordance with the Valuation Office Agency website, (www.voa.gov.uk), the property has the following Rateable Value: £4,950.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoury BArch

Tel: 0117 934 9977

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FAO: Tom Coyte MRICS

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Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.





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