

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 £650,000
- 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 £650,000.

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 Bjoroy BArch

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

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.



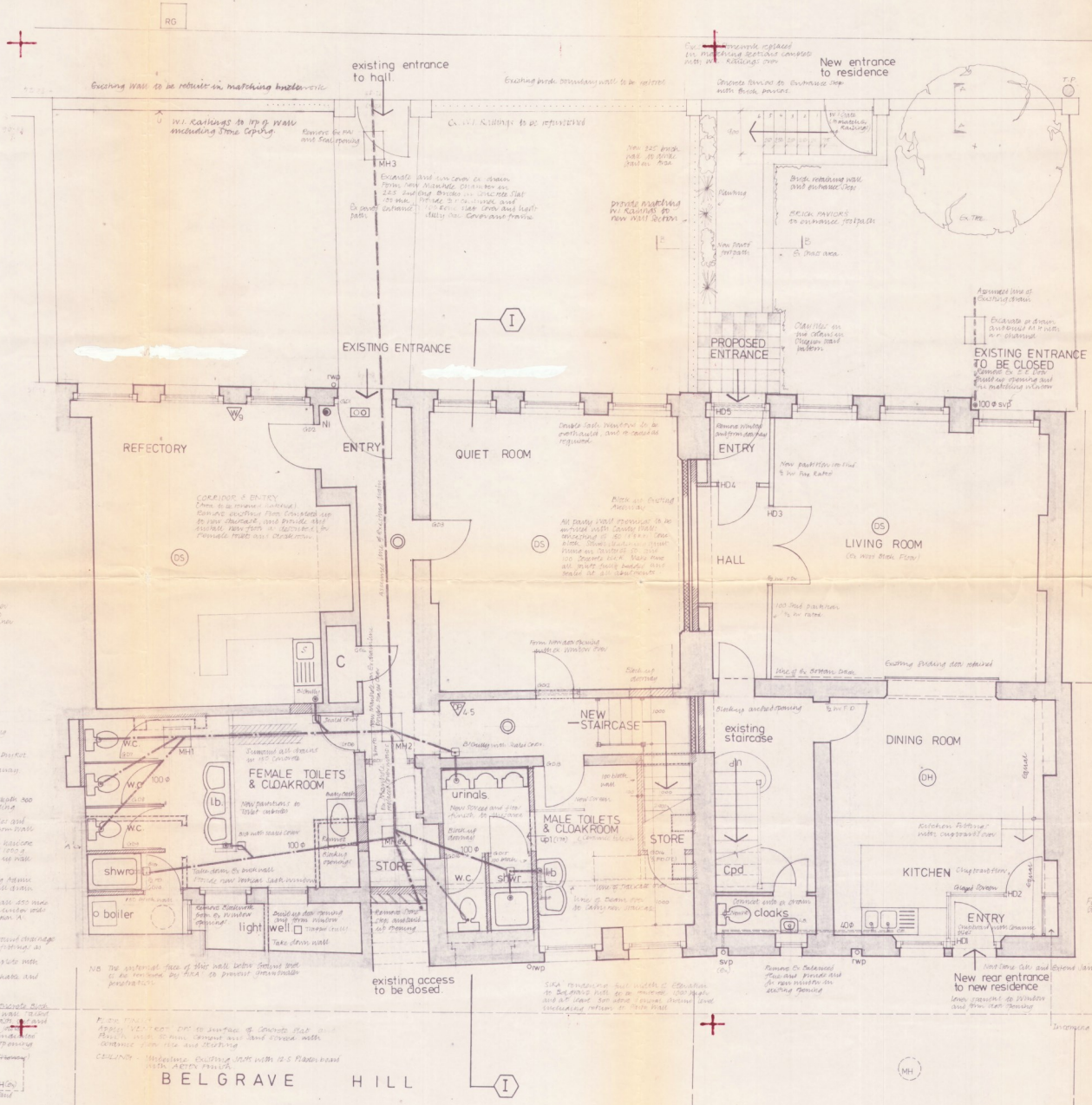


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PROPOSED GROUND FLOOR PLAN

Project	THE MISSION HALL	
Client	AMBERLEY HOUSE SCHOOL	
Address	42 APSLEY ROAD CLIFTON BRISTOL BS8	
Project No.	8807	Drawing No.
Date	2007/88	Revision
Scale	1:50	Sheet

Do not scale this drawing. Contractor must check all dimensions and lobby architect of any discrepancies.

Michael Biggs Chartered Architect
23 Westacre Close Bristol BS10 7DQ Telephone 0272 501061
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REVISIONS:

- 1. Clarification of space reserved and position of fire alarm call point.
- 2. Clarification of space reserved and position of fire alarm call point.

DATE: 12/11/07

CENTRAL HEATING BOILER
New 1000 litre Central Heating Boiler. This unit is to be installed in the space to the existing boiler room. It is to be connected to the existing gas supply.

FEMALE TOILETS & CLOAKROOM
All existing fixtures to be retained. A new 1000 litre Central Heating Boiler is to be installed in the space to the existing boiler room. It is to be connected to the existing gas supply.

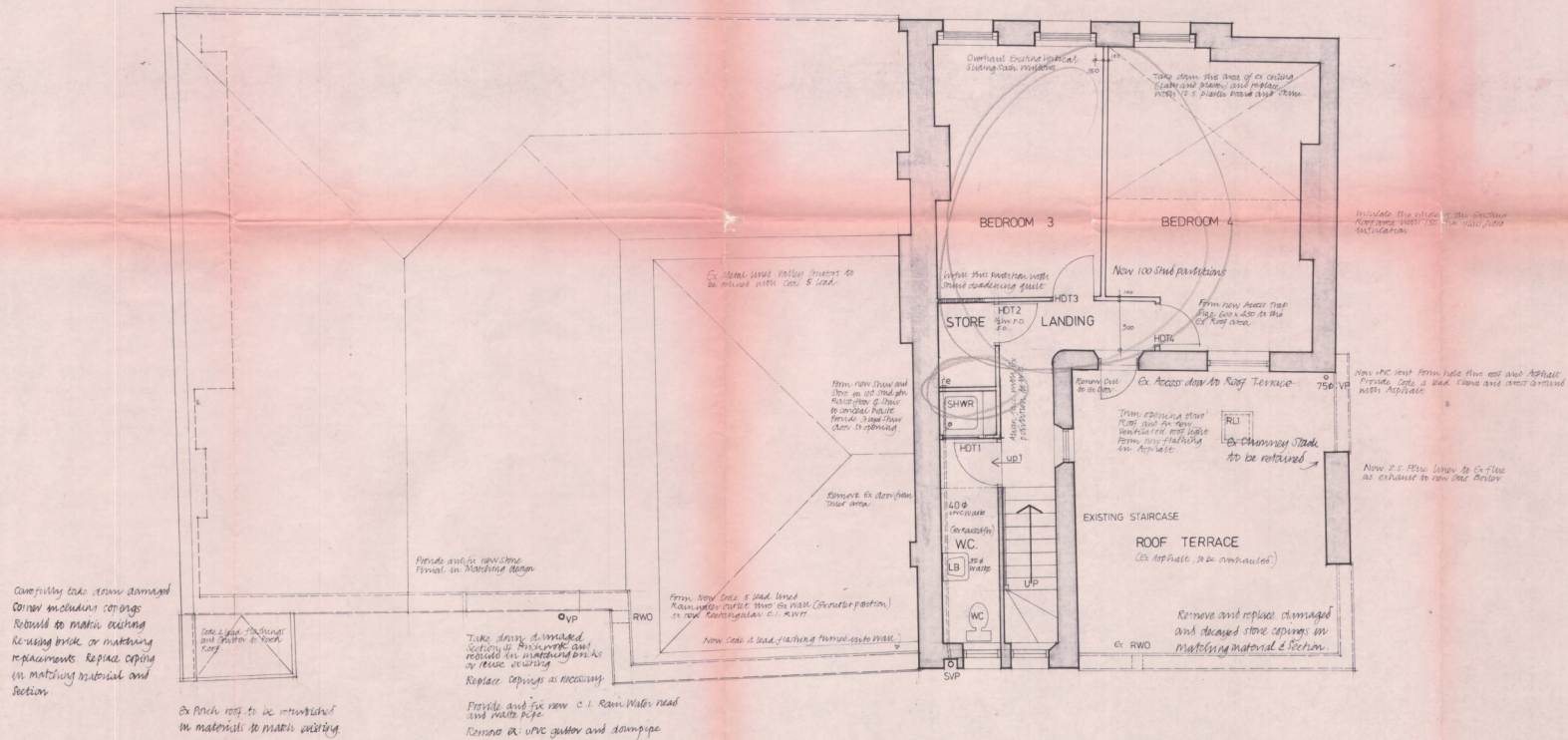
MALE TOILETS & CLOAKROOM
All existing fixtures to be retained. A new 1000 litre Central Heating Boiler is to be installed in the space to the existing boiler room. It is to be connected to the existing gas supply.

NEW STAIRCASE
New staircase to be installed in the space to the existing staircase. It is to be constructed of steel and concrete.

EXISTING GYMNASIA AND ACCOMMODATION UNDER TO BE RETAINED AND USED BY AMBERLEY HOUSE SCHOOL.

PROPOSED LINE OF DIVISION

THREE STOREY SECTION TO BE CONVERTED INTO SELF-CONTAINED & BEDROOMED RESIDENCE



Carefully take down damaged Cornice including copings
Rebuild to match existing
Reusing brick or matching
replacements. Replace coping
in matching material and
section.

Ex Arch roof to be reinstated
in materials to match existing.

Take down damaged
section of brickwork and
rebuild in matching bricks as
or reuse existing.
Replace copings if necessary.

Provide and fix new c.i. Rain Water head
and waste pipe.
Remove ex. u/vc gutter and downpipe.

PROPOSED SECOND FLOOR PLAN

project	THE MISSION HALL	detail	PROPOSED LAYOUT
client	AMBERLEY HOUSE SCHOOL	project	8807
	42 APSLEY ROAD	date	30.06.88
	CLIFTON BRISTOL BS8	scale	1:50
		revision	
		issue	

Do not scale this drawing. Contractor must check all dimensions and notify Architect of any discrepancies.

Michael Biggs Chartered Architect
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