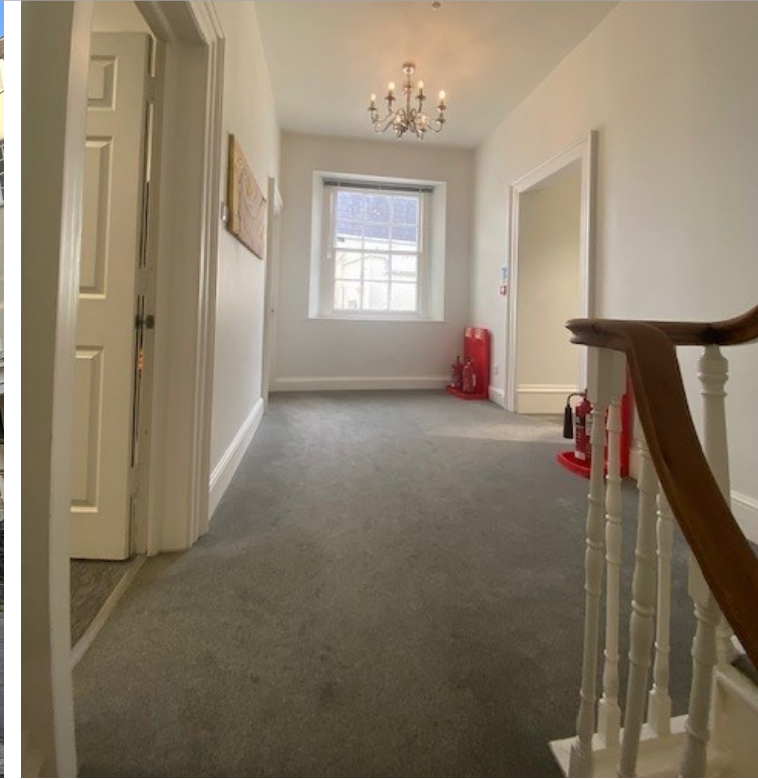


# A PROMINENT, HIGH QUALITY FREEHOLD OFFICE BUILDING –FOR SALE

6 Whiteladies Road, Clifton, Bristol, BS8 1PD



- A rare freehold opportunity—NOT LISTED—therefore with scope for residential conversion
- Currently fitted out as high quality office accommodation but would readily suit conversion to residential as a family home, or flats or studios, with a large forecourt for parking for up to 5 cars
- Large rear courtyard garden / kitchen & shower facilities
- Recently refurbished to a high quality and in a contemporary style
- Approximate GIA 4,300 sq ft (399 sq m) TBC / NIA 3,032 sq ft (282 sq m)

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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

Whiteladies Road is a prestigious and popular office location in the exclusive Bristol suburb of Clifton. The property is positioned in a highly prominent and visible location on the western side of Whiteladies Road close to its junction with Queens Road.

The property is located in close proximity to the main campus of the University of Bristol, together with the Queens Road area which provides a focus on retail and leisure activities. Nearby occupiers include Waitrose, Sainsburys, Boots, Anytime Fitness together with many other local independent retailers and coffee shops.

## DESCRIPTION

Comprising a semi detached, period property providing accommodation over four floors, the property is currently being used as office accommodation and has recently been refurbished and upgraded to a high standard to meet current office occupiers needs and now provides very good quality office space with a light and contemporary feel.

The property offers many of the attributes required by office occupiers in todays market including kitchen and staff facilities, a good level of high quality WC and shower facilities together with ground floor access to accommodate disabled staff / visitors. In addition to this, there is a forecourt to the front of the property providing parking for up to 5 cars and a good sized rear private courtyard garden.

## RESIDENTIAL POTENTIAL

The property is not Listed, however does fall within a Conservation Area and as such, we are of the opinion that the property could readily be converted to residential use (subject to obtaining any consents if needed).

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

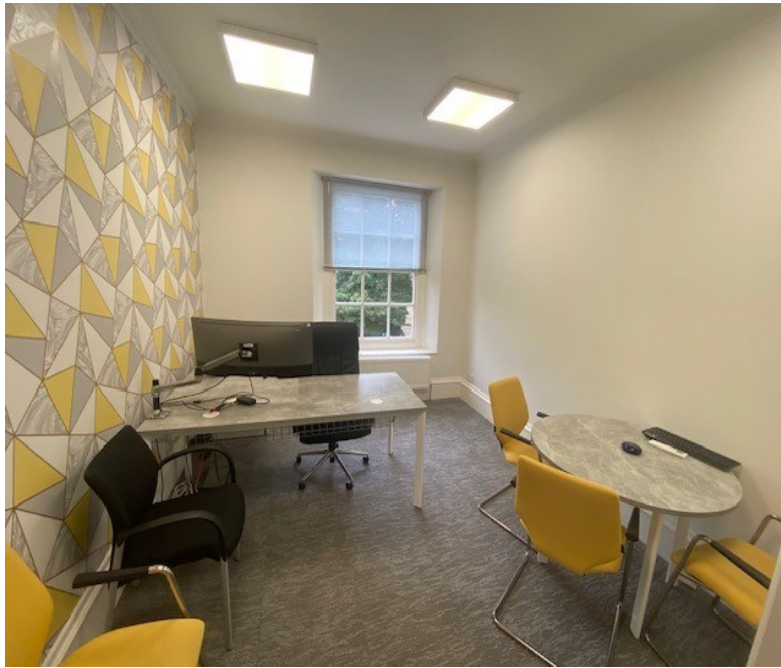
|               |            |               |
|---------------|------------|---------------|
| Hall Floor:   | 73.14 sq m | 787.3 sq ft   |
| Ground Floor: | 66.17 sq m | 712.2 sq ft   |
| First Floor : | 66.30 sq m | 713.6 sq ft   |
| Second Floor: | 76.10 sq m | 819.2 sq ft   |
| Total:        | 281.71sq m | 3,032.3 sq ft |

The property has an approximate gross area of 4,300 sq ft (399 sq m) - TBC

## CAR PARKING

To the front of the property is a forecourt providing on site car parking for at least 5 cars.





### TENURE

The freehold is available to purchase with vacant possession.

### PRICE

On application.

### BUSINESS RATES

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

#### *Part ground floor*

Rateable Value: £5,800  
Rates Payable (2024/2025): £2,894.20

#### *Part ground, first, second and third floors*

Rateable Value: £33,250  
Rates Payable (2024/2025): £16,591.75

### EPC

Rating D (100).

### VAT

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

### LEGAL FEES

Each party 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: Finola Ingham FRICS / Julian Cook FRICS

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk) / [Julian@burstoncook.co.uk](mailto:Julian@burstoncook.co.uk)

### SUBJECT TO CONTRACT

September 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

