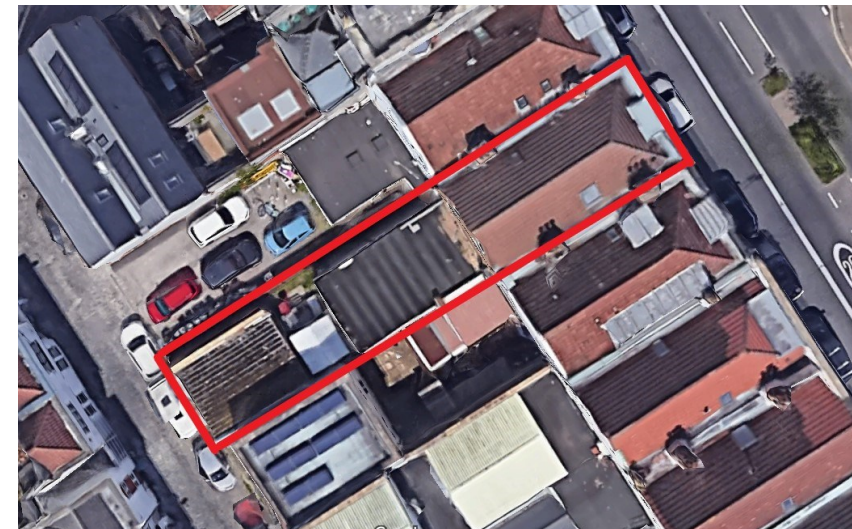


# FREEHOLD INVESTMENT WITH DEVELOPMENT OPPORTUNITY IN PRIME CLIFTON LOCATION

102 Whiteladies Road, Clifton, Bristol, BS8 2QY



- Freehold Property in Prime Clifton Location
- Comprising large prominent ground floor retail unit with 2 x 2 bed and 1x 3 bed apartments on upper floors with separate entrance.
- Development opportunity on plot at the rear (STP)—Might sell separately
- To be sold fully let with rental income of £78,900 pax with scope to increase
- Freehold guide price £1,300,000 exclusive



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 prominently situated in an established and popular location at the top of Whiteladies Road which serves the upmarket residential suburbs of Clifton, Redland and Sneyd Park. Clifton remains a very popular retail location offering a wide variety of good quality shops, restaurants, and leisure facilities all within walking distance of the property. There is excellent demand for residential lettings from both students and young professionals within the area.

## DESCRIPTION

The property comprises a prominent and attractive mixed use building fronting onto Whiteladies Road. The property is arranged over ground, first, second and third floors. The ground floor comprises a large retailing space with an office, kitchenette and WC at the rear.

The upper floors are arranged over first, second, and third floors and currently comprise a 2x2 bed and 1x3 bed apartments. The upper floors have separate access from the front and the rear of the property. Each flat has their own gas fired central heating and boiler and are well appointed. The 3 bedroom apartment benefits from an HMO licence.

## DEVELOPMENT OPPORUNTIIY

To the rear of the property is a 2 car garage, which fronts onto Kings Parade Avenue at the rear. There is potential to redevelop this into further accommodation (subject to the necessary planning consents), as has been done by many of the neighbouring properties.

## ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate areas: -

| Floor             | SQ FT       | SQ M          |
|-------------------|-------------|---------------|
| Ground floor      | 1276        | 118.54        |
| First Floor Flat  | 660         | 61.32         |
| Second Floor Flat | 744         | 69.12         |
| Third Floor Flat  | 751         | 69.77         |
| <b>Total</b>      | <b>3431</b> | <b>372.21</b> |

## TENURE

The freehold interest is offered for sale subject to the existing tenancies.

## TENANCIES

The property is to be let by way of the following tenancies :-

| Property Element   | Rent                       | Details   |
|--------------------|----------------------------|---|
| Commercial Unit    | Under offer at £30,000 pax | 5-year effectively FRI lease by way of a service charge— Full details can be made available upon application. |
| First Floor 2 bed  | £ 13,500 pax               | 1 year AST agreements<br>Tenants to pay all utility bills relating to the premises.                           |
| Second Floor 3 bed | £ 19,800 pax               |   |
| Third floor 2 bed  | £ 15,600 pax               |   |
|                    | <b>£ 78,900 pax</b>        |   |

## INVESTMENT OPPORTUNITY

- To be sold fully Let
- Rare freehold opportunity with development opportunity at rear.
- Excellent opportunity to refurbish residential elements and increase rental income
- Prime location within Clifton.
- Investment value underpinned by the vacant possession value.
- Excellent letting demand from both retail and residential occupiers.

**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.





## VAT

All prices quoted are exclusive of VAT.

## EPCS

Commercial Unit— EPC rating C-71

1st Floor apartment—EPC rating D-63

2nd Floor apartment—EPC rating C-76

3rd Floor apartment—EPC rating C-75

## 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: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

## SUBJECT TO CONTRACT

September 2024

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