

STUNNING FREEHOLD FOR SALE ON BERKELEY SQUARE

3 Berkeley Square, Bristol, BS8 1HL



- Situated on the upper terrace of **Clifton's renowned Berkeley Square**
- Ground and upper floors currently is use as a **guest house** for residential use with the basement in use as **medical consultation rooms**
- Excellent opportunity to easily adapt and create a **stunning family home** or retain as a high yielding **investment**
- Car parking and garden space to the rear
- Net Internal Area of 4,015 sq ft (Gross Internal Area of c.4,500 sq ft)
- Freehold for sale £1,850,000 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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COOK**
0117 934 9977

LOCATION

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering an attractive location for both residential and commercial occupiers.

The property is in easy walking distance of both Bristol city centre and Bristol's finest residential area of Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular location.

3 Berkeley Square is positioned on the upper terrace of Berkeley Square with beautiful views from the upper floors to both the front and the rear.

DESCRIPTION

The property occupies one of the best positions on Berkeley Square with views over the central gardens to the front and across Brandon Hill to Cabot Tower from the rear and the property currently presents to an immaculate standard.

The property comprises an impressive mid terrace Georgian period property which, was originally constructed as a single residential dwelling. The property is of traditional construction with attractive Bath stone front elevation, rendered rear elevation and timber framed sash windows under a mansard tiled covered roof.

Internally the accommodation is situated over basement, ground, first, second and third floors, and the basement has its own independent self contained entrance.

The property is currently in use as a 'guest house' over the ground and upper floors comprising a 7 room guest house / hotel (AirBNB) with a management studio apartment. There is a separate self contained medical clinic in the basement area.

There is an attractive courtyard garden area to the rear together with a good sized car park for up to 5 spaces in tandem.

3 Berkeley Square offers a fabulous opportunity to create a magnificent family home within the upper terrace of Clifton's renowned Berkeley Square. Equally, the property suits investors seeking to benefit from the current income produced within the property.

PLANNING

The basement is occupied as medical consulting rooms and the ground and upper floors are occupied as a 'guest house' for residential use.

Interested parties are advised to make their own enquiries in relation to planning subject to their intended use for the building.

GUIDE PRICE

£1.85 million.

CURRENT INCOME & TENANCY

The basement is let to Berkeley Centre Health at a rent of £3,645 pcm. The basement has two car parking spaces within its demise. There is no formal lease in place. The tenancy is agreed on a 'non repairing' basis and the rent is exclusive of all bills and business rates.

The upper floors are 'owner run' an a guest house business. We are advised that the following income is generated from the two companies operating the guest house:-

Year ended 31 March 2024:

3 Berkeley Square Limited: £90,000 (traded for 9 months as closed January- March)
Mandala: £84,000 (traded for 10.5 months)

Year ended 31 March 2025 (forecasted):

3 Berkeley Square limited: £130,000 (based on 12 months trading)
Mandala: £89,000 (traded for 10 months)

We are advised that there is potential to reach an income level of circa £260,000 for the upper floors.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate Net Internal floor areas:

	Sq M	Sq Ft
Basement	112.52	1,211
Ground	69.78	751
First	66.17	712
Second	65.93	710
Third	58.64	631
Total	373.05	4,015

LISTING

The property is Listed and falls within a Conservation Area.

VAT

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

EPC

Rating—B(50)







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
Tel: 0117 934 9977
Email: Tom@burstoncook.co.uk

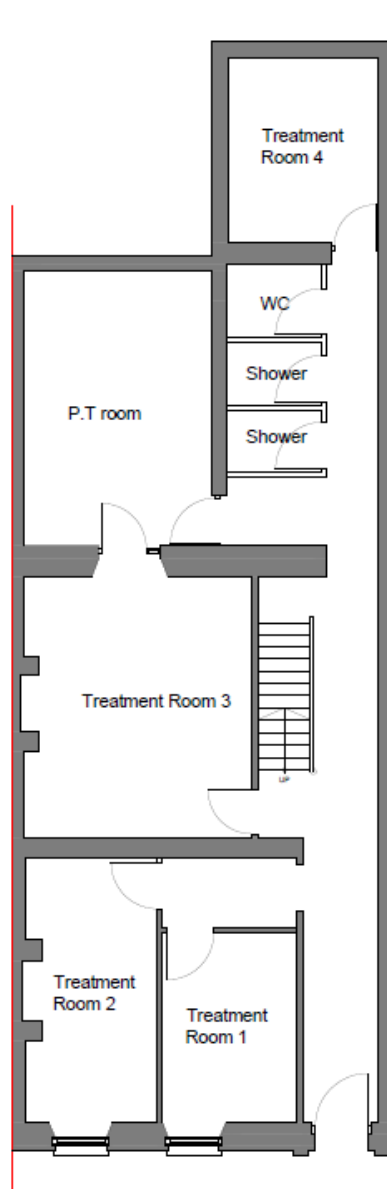
SUBJECT TO CONTRACT

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

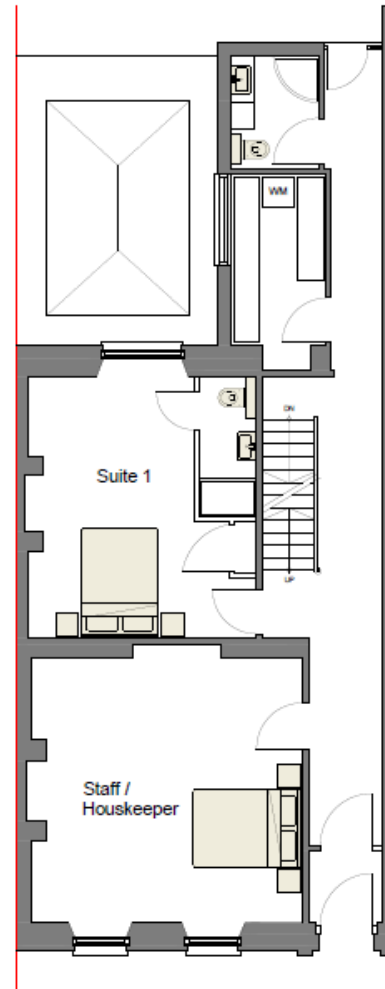
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds 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

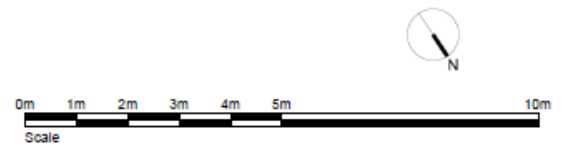
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

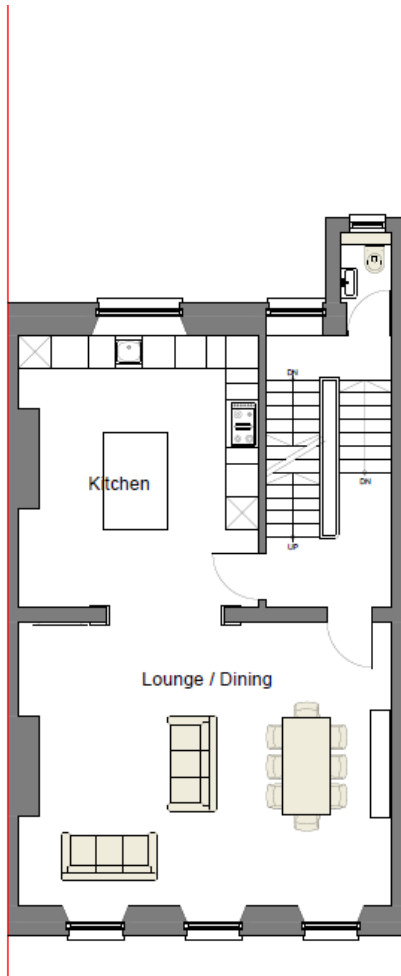


Existing & Proposed Basement
Scale: 1:100



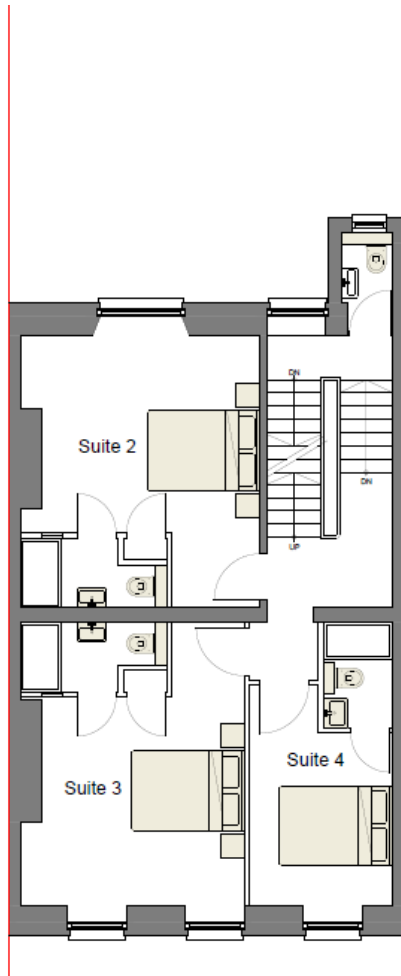
Existing & Proposed Ground
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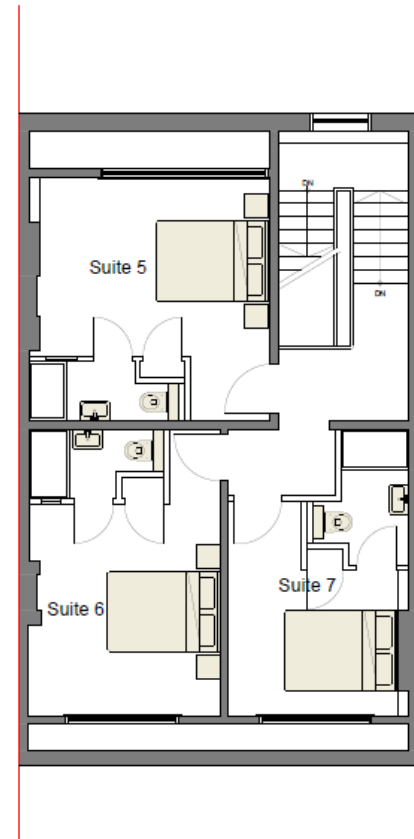
Existing & Proposed First Floor

Scale: 1:100



Existing & Proposed Second Floor

Scale: 1:100



Existing & Proposed Third Floor

Scale: 1:100

