

FOR SALE—FREEHOLD BUILDING WITH VACANT POSSESSION

12 City Road, Bristol, BS2 8TP



- Freehold with vacant possession
- Located on City Road, within the increasingly popular Stokes Croft area in Bristol
- Arranged over ground, first, second and basement floors
- Guide price only £375,000
- Scope for redevelopment to various residential uses subject to the relevant consents

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The subject property is located on City Road, within the Stokes Croft area of Bristol city centre. There is a variety of uses within the vicinity with a number of the nearby buildings occupied for residential uses. There is good road access to the M32 via the A4044 which leads onto the M32 at Junction 3.

DESCRIPTION

The subject property comprises a period terraced property arranged over ground, first, second and basement levels.

The property has a painted brick elevation to the front with UPVC casement windows.

The ground floor and basement comprises a self-contained commercial unit which has previously been used as a café and has a kitchen to the rear of the ground floor and various storerooms to the basement.

The upper floors are self-contained and accessed via a door to the right of the shop frontage which provides access to the 1st and 2nd floors. The 1st floor currently comprises two rooms to the front to include a kitchen and to the rear there is a third room and a bathroom. The 2nd floor comprises a further three rooms with a WC to the rear and kitchen facilities.

The property has historically been used as offices but has most recently has been used as residential accommodation with the upper parts providing several bedrooms.

The property offers an excellent opportunity to redevelop into residential use subject to the relevant consents being obtained.

ACCOMMODATION

We can confirm that in line with the RICS Property Measurement Standards the property has the following approximate Net Internal Area which includes the mezzanine levels:

Ground Floor:	404 sq ft	37.58 sq m
Basement:	415 sq ft	38.53 sq m
First Floor:	479 sq ft	44.52 sq m
Second Floor:	472 sq ft	43.88 sq m
Total:	1,771 sq ft	164.51 sq m

LEGAL FEES

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

TENURE

The property is held freehold with vacant possession.

PRICE

£375,000.

EPC

Available upon request.

VAT

All prices quoted are exclusive of VAT if applicable.

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

January 2025

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