



3 Bruton Place, Clifton, Bristol, BS8 1JN

Guide Price £485,000

Hollis Morgan - A Freehold MIXED USE PERIOD PROPERTY (1650 Sq Ft) comprising RETAIL UNIT + BASEMENT and 2 BED MAISONETTE all now vacant.

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THE PROPERTY

This is a quintessential Freehold mixed use period property of charm and character dating from the Victorian era with accommodation (1650 Sq Ft) arranged over three floors plus a basement. The ground floor comprises a commercial unit, at present used as a barber's shop with a separately accessed maisonette above. Unusually situated on a corner the accommodation is of a "wedge shape" with an impressive "Bath stone" curved frontage. The Barber' shop exudes historic character and has for generations been the an "iconic" destination for discerning gentlemen seeking a good haircut ! The owner is now retiring and the whole property will be offered with vacant possession. Situated in the gracious elegance of Park Place the property enjoys the peaceful ambiance of a traditional "town square" with views from the main living rooms over tree - lined lawns which belies the fact that busy Queens Road, with its plethora of shops is within a hundred yards. The university and the centre of Bristol with its business areas, leisure and entertainment facilities are virtually within walking distance.

ADDRESS | 3 Bruton Place, Clifton, Bristol BS8 1JN

LOCATION

Park Place is located just off the vibrant Triangle with it's wide range of affluent bars, pubs, cafes, restaurants as well as a number of convenience stores and independent retailers. Clifton Village, The Bristol Royal Infirmary and Bristol University are also within close proximity. This area is particularly popular with students and young professionals.

THE OPPORTUNITY

This provides an ideal opportunity for someone wishing to run a business and live "over the shop" in interesting accommodation.

The commercial element could continue as an "iconic" destination for a specialist business in a thriving residential and commercial area.

It provides an ideal investment with the ability to let the commercial and residential units separately.

The commercial element could be converted to further residential accommodation and a possible further unit or would make a very attractive family home subject to any necessary planning and other consents.

RENTAL APPRAISAL

What rent can we achieve for you?

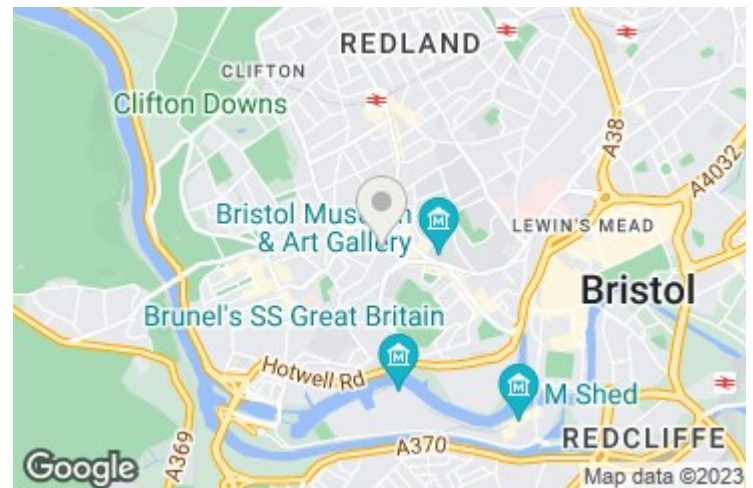
The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

3, Bruton Place – 2 bed mainsonette - £1650pcm - 1800pcm depending on refurbishment etc.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

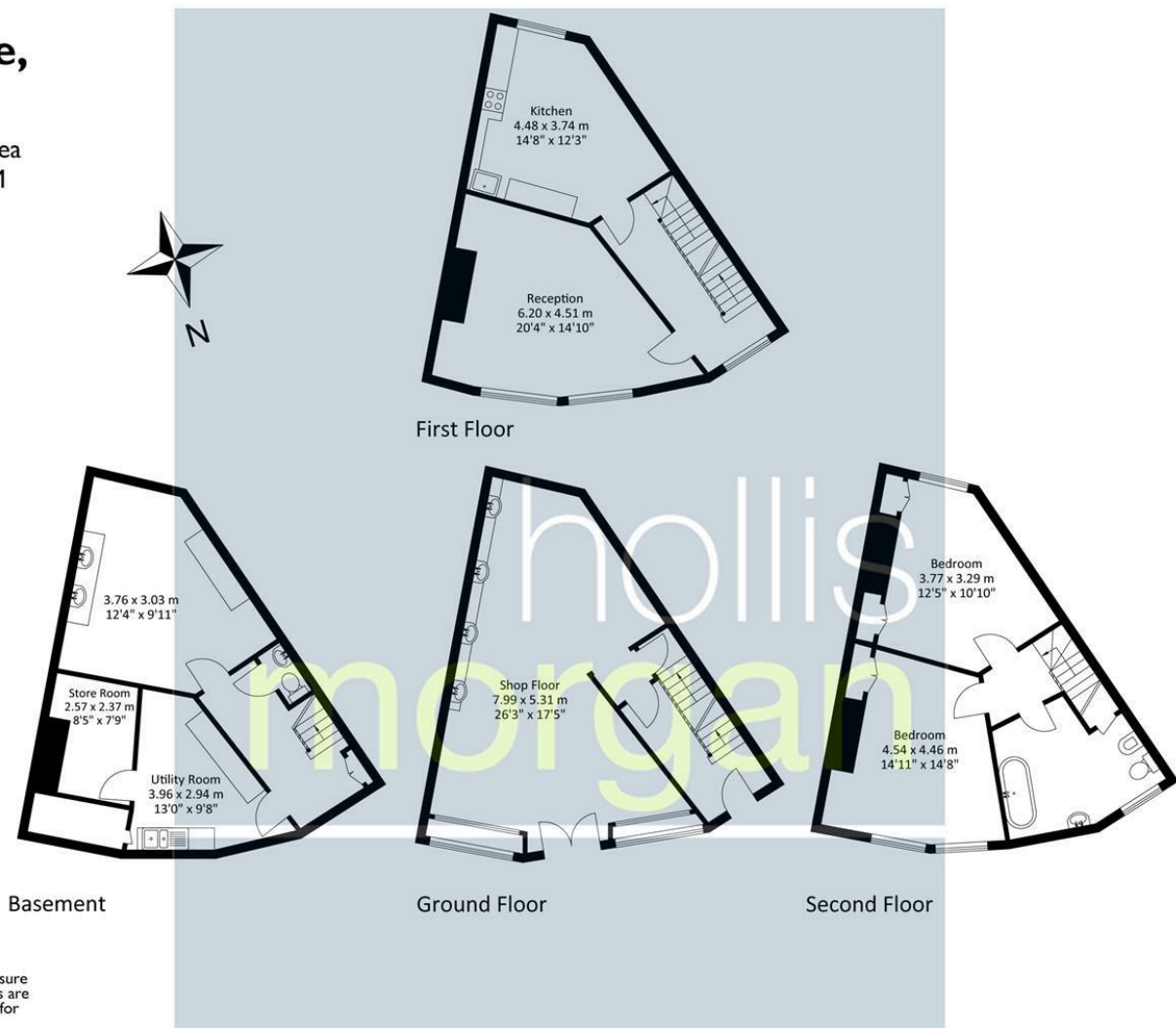
PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



3 Bruton Place, Bristol

Approx. Gross Internal Area
1650.30 Sq.Ft - 153.30 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100)	A		(10-15)	A	
(81-90)	B		(16-20)	B	
(71-80)	C		(21-25)	C	
(61-70)	D		(26-30)	D	
(51-60)	E		(31-35)	E	
(41-50)	F		(36-40)	F	
(31-40)	G		(41-45)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		