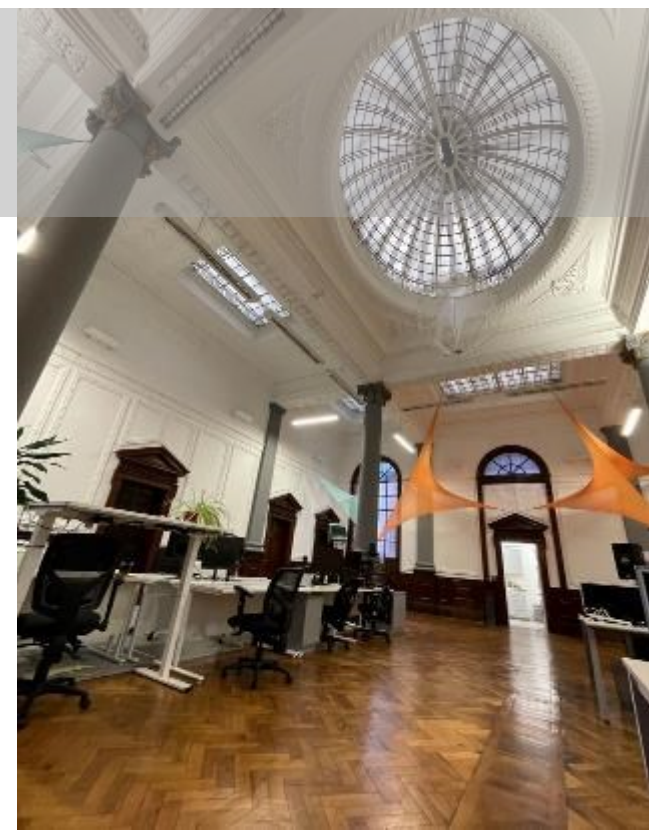


# SUBSTANTIAL FORMER BANK FOR SALE

86 Bedminster Parade, Bristol, BS3 4HL



- A substantial former bank available to purchase, with a 3 bed flat above
- Banking hall and offices—approx. 3,599 sq ft (334.4 sq m) + 3 bed flat
- Prominently located fronting onto Bedminster Parade
- Suitable for a variety of different uses (subject to planning)
- Guide Price £800,000
- Freehold with vacant possession, subject to an AST on the residential flat



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

Bedminster Parade in Bristol is a vibrant and exciting place to work, offering a multitude of benefits to its occupiers with the area being known for its lively atmosphere, diverse community and thriving businesses. With its central location and excellent transport links, Bedminster Parade provides easy access for both commuters and residents alike. Moreover, Bedminster Parade is known for its strong sense of community with the local residents taking pride in their neighbourhood and actively supporting local businesses to create a welcoming and supportive environment. Whether you are in retail, hospitality, an office occupier or in the creative sector, the area offers a dynamic working environment in which to work and live.

## DESCRIPTION

86 Bedminster Parade holds a significant place in the local landscape as a former bank with a grand façade, adorned with ornate detailing. The banking hall is currently in use as office accommodation and is arranged as a large banking hall at ground floor level with several ancillary rooms around the perimeter. This leads to the rear part of the building which comprises a kitchen and WC facilities and the original bank vaults at ground floor with further office space and WC's at first floor. There is a small basement beneath part of the banking hall. The banking hall is double height and benefits from ornate plaster work and ceilings, with panelled walls, supporting columns and a stunning domed roof light. In addition to this there is a refurbished 3 bedroom self-contained flat which is accessed externally to the side of the main building behind a secure gate. The 3 bedroom flat includes a living room, kitchen and separate bathroom.

## ACCOMMODATION

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

### Ground Floor:

Banking hall:	2,382 sq ft	(221.33 sq m)
Basement—not measured		

### Rear office building:

Ground floor:	737 sq ft	(68.51 sq m)
First floor:	480 sq ft	(44.56 sq m)
<b>Total:</b>	<b>3,599 sq ft</b>	<b>(334.4 sq m)</b>

3 bed flat:	702 sq ft	(65.19 sq m)
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*N.B The above areas have been calculated on the net internal area which excludes WC's and circulation space.*

## CAR PARKING

To the rear of the property is an external space which could be used for car parking.

## TENURE

The freehold of the property is available to purchase with vacant possession, subject to an AST on the residential flat.

## PRICE

**£800,000.**

## DETAILS OF THE ASSURED SHORTHOLD TENANCY (AST)

The residential flat is let by way of an AST for a term of 6 months from 13<sup>th</sup> March 2023 at a rent of 1,300 pcm. A copy of the AST can be provided upon request.

## PLANNING

We have assumed the property benefits from E Class therefore meaning the property is suitable for a wide of variety of uses to include office, medical, financial and professional services, together with café and restaurants. The property is Grade II Listed.

## VAT

We have been advised that VAT is payable on all prices.





## EPC

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK ([find-energy-certificate.service.gov.uk](https://www.gov.uk/find-energy-certificate.service.gov.uk))

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation :

Rateable Value: £24,750  
Rates Payable (2023/2024): £12,350.25

## RESIDENTIAL FLAT

Council Tax Band A

## 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: Finola Ingham MRICS  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

October 2023

## 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.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective*

