

9 SOUTH LIBERTY LANE

BRISTOL, BS3 2SR



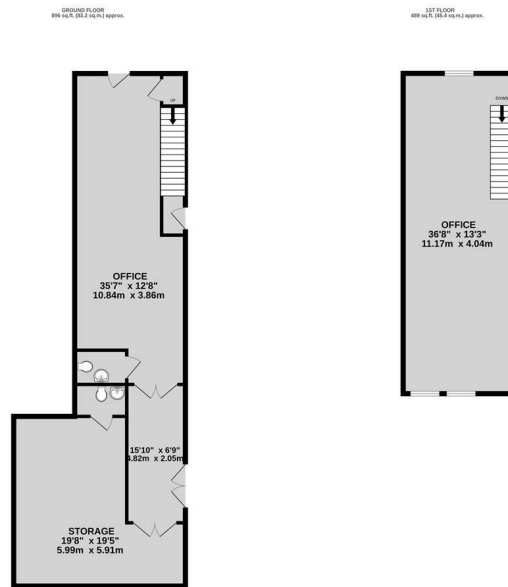
## ASKING PRICE £280,000

A 2 storey commercial property of approximately 1,385 sq ft situated on South Liberty Lane, Bedminster. The building is arranged as a ground floor office with toilet facilities, reception and storage, with a further first floor open plan office.

Planning consent is currently pending for conversion of the first floor and loft space into a 1 bedroom maisonette with home office. Planning permission was previously granted for conversion of the property into 2 flats although that has since lapsed. The property also offers potential for conversion into a house, subject to obtaining the necessary consents.

Offered for sale on a freehold basis, and with vacant possession.

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TOTAL FLOOR AREA: 1385sq.ft. (128.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is provided for illustrative purposes only and should not be relied upon for any purpose other than that intended. The plan is provided for illustrative purposes only and should not be relied upon for any purpose other than that intended. The plan is provided for illustrative purposes only and should not be relied upon for any purpose other than that intended.

## DESCRIPTION

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## LOCATION

The property is situated on South Liberty Lane, Bedminster, within close proximity to Winterstoke Road and Bedminster Down Road.

## TENURE

Understood to be freehold.

## PLANNING

Reference number for the pending planning application - 22/06114/F

## BUSINESS RATES

The rateable value with effect from April 2023 is £3,550. We therefore would

expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: E (valid until October 2028).

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.