

# Freehold Former Bank Premises For Sale/To Let

286-292 Wells Road, Knowle, Bristol BS4 2PU



Offers in excess of  
**£ 400,000**



Size  
**448 sq m – 4,820 sq ft**



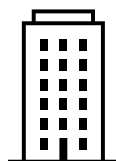
Premises

**Prominently located on  
main arterial route into  
Bristol**



Planning

**Class E of the Town &  
Country Planning (Use  
Classes) Order 2020.**



Development Opportunity

**Potential for residential  
redevelopment of the  
upper floors.**

## Get more information

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## Location

Knowle is a district of Bristol situated approximately 1.5 miles southeast of the city centre and is predominantly a residential area but also a secondary shopping centre within Bristol serving the immediate local area and other parts of south Bristol. The main shopping is located in Broadwalk Shopping Centre opposite and along Wells Road.

The premises are prominently situated immediately adjacent to **Lloyds Bank** and close to **Consul Sun Centre Solarium, Matthews Estate Agents, Parsons Bakers, Tui** and **Superdrug**.

## Description

The premises are arranged over ground, first and second floors comprising the following approximate floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground Floor	3,217	299
1 <sup>st</sup> Floor	1,205	112
2 <sup>nd</sup> Floor	399	37
<b>Total</b>	<b>4,821</b>	<b>448</b>

There is potential to convert the upper floors to alternative uses including residential subject to obtaining the necessary planning consent.

## Tenure

Freehold with vacant possession.

## Price

Offers in excess of £400,000

## Lease

Alternatively, the premises maybe available on a new lease on full repairing and insuring terms subject to five yearly upward only rent reviews at a commencing rent of £35,000 pa.

Further details available on request.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>£31,250</b>
<b>UBR (2023/24):</b>	49.9p

**Interested parties may benefit from rates relief if applicable and should carry out their own investigations.**

## EPC

The property has an EPC of D-89 and a certificate is available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

**Subject to Contract  
December 2023**







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