

Residential Development Land Sales



23, Berkeley Square, Clifton, Bristol, BS8 1HP

Guide Price £895,000

Hollis Morgan – A Grade II Listed Freehold GEORGIAN GEM (4796 Sq Ft) with WALLED GARDEN and HUGE POTENTIAL for both RESIDENTIAL and COMMERCIAL DEVELOPMENT stp

23, Berkeley Square, Clifton, Bristol, BS8 1HP

THE PROPERTY

ADDRESS | 23 Berkeley Square, Clifton, Bristol BS8 1HP

A commanding mid terraced Georgian Grade II Listed property with spacious accommodation (4796 Sq Ft) arranged over 5 floors retaining a vast array of period features plus a large enclosed walled garden.
Sold Free from Occupation.

Tenure - Freehold
EPC - D

THE OPPORTUNITY COMMERCIAL

The property has most recently operated as offices and whilst now requiring updating has scope for either an Headquarters style arrangement or for occupation on individual floors / suites. Please refer to independent rental appraisal.

FAMILY HOME

Similar properties on the square have been converted into large family homes with further potential for a self contained flat on the lower ground floor.
Existing independent access to lower ground floor via the undercroft.

RESIDENTIAL DEVELOPMENT

There is potential to convert the property into 5 generous flats or 10 studio apartments.
Interested parties will note the space behind the staircase for services and bathrooms etc.

HOLLIS MORGAN NEW HOMES

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

*All above subject to gaining the necessary consents.

LOCATION

Located in a convenient and popular central location with a wide range of shops, bars and restaurants on offer from the nearby Clifton Triangle and Park Street only a short stroll away. The flat is also located close to Bristol University, BBC and the city centre, only a little further afield is Clifton Village as well as over 400 acres of green space on offer from the famous Durdham Downs.

COMMERCIAL RENTAL APPRAISAL

Burston Cook are of the opinion that 23 Berkeley Square will require refurbishment to a high specification in order to achieve a letting to an office or commercial occupier.

Based on a Net Internal Area of 3,969 sq ft, we advise that an appropriate quoting headline rent (prior to rent-free periods and/or incentives) is in the region of £23 per sq ft (i.e. £91,000 pax), with a view to considering offers in excess of £20 per sq ft (i.e. £79,000 pax).

We anticipate that the property will likely command stronger demand if offered on a floor-by-floor basis, subject to the necessary separation works being undertaken and any relevant

consents being obtained.

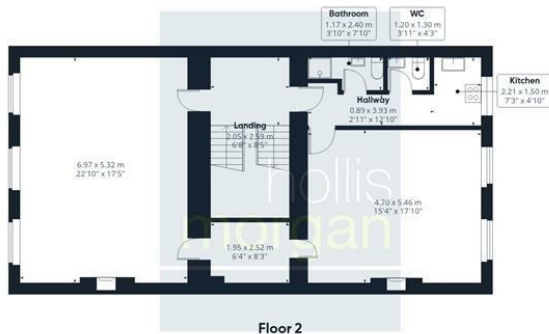
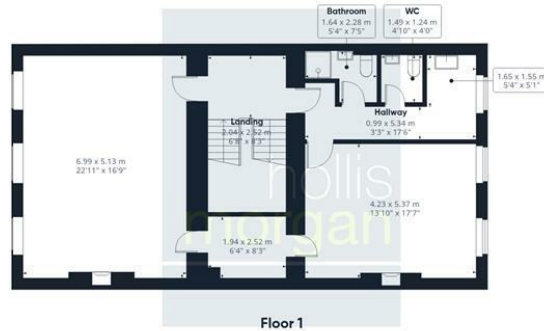
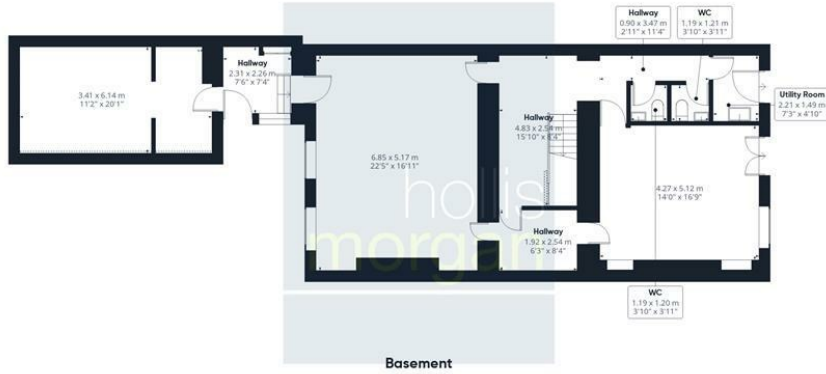
The above rents are based on the property being let on standard full repairing and insuring lease terms.

Thomas J Coyte MRICS | RICS Registered Valuer
E: tom@burstoncook.co.uk

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.





Approximate total area⁽¹⁾
 445.5 m²
 4796 ft²

Reduced headroom
 6.9 m²
 75 ft²

(1) Excluding balconies and terraces

Reduced headroom:
 Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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