

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

Guide Price £895,000



- FREEHOLD
- GRADE II LISTED
- GEORGIAN TOWNHOUSE
- COMMERCIAL | OFFICES
- WALLED REAR GARDEN
- VACANT
- COMMERCIAL INVESTMENT
- RESI POTENTIAL
- SUBJECT TO CONSENTS

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

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Accommodation

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.

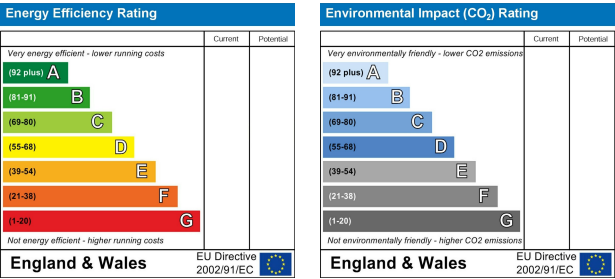
LOCATION

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.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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