



FOR SALE

1B AMBRA VALE, HOTWELLS, BRISTOL, BS8 4RW
APPROX. 953 SQ FT (88.54 SQ M) WITH ON-SITE PARKING

LOCATION

The property is located off the A4 Hotwells Road approximately 1 mile west of Bristol city centre and in an area which includes a diverse mix of residential, commercial and leisure uses. The predominant use is residential in the neighbourhood. The property is approached off Ambra vale by way of an unmetalled road.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Andrew Hardwick

Partner

0117 922 1222 | 07771 820053

andrew.hardwick@carterjonas.co.uk

Kate Richardson

Associate

0117 922 1222 | 07342 701095

kate.richardson@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

DESCRIPTION

The property comprises a highly distinctive modern two storey detached building with cavity brick walls supporting a butterfly roof clad in a polymeric sheeted covering.

The property is in use as offices and storage/wholesale light distribution with a car park on the southern flank of the site.

Internally, the accommodation has engineered timber floors, wood panelled/painted brick walls. The upper floor has an exposed timber ceiling finish whilst the lower floor has exposed concrete planks. Lighting is via surface mounted fluorescent units. Windows are powder coated double glazed aluminium units with patio style doors to the lower floor front.

The building is equipped with a shower and WC on each floor.

The building has gas-fired underfloor heating.

ACCOMMODATION

The accommodation has been measured on a net internal area basis as follows :-

Upper Floor:	488 Sq ft	45.34 Sq m
Lower Floor:	465 Sq ft	43.20 Sq m
Total:	953 Sq ft	88.54 Sq m

PLANNING

The property has the benefit of E class use.

The property is in the Clifton and Hotwells Conservation Area.

The building may have potential for residential/live-work, subject to consent.

BUSINESS RATES

The building is assessed in two hereditaments as follows :-

Ground Floor £6,800

First Floor £6,800.

TENURE

Freehold.

PRICE

Freehold offers are invited in the region of £350,000.

EPC

The building has an EPC C 60 rating.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

Andrew Hardwick: andrew.hardwick@carterjonas.co.uk | T: 0117 363 5694 | M: 07771 820053

Kate Richardson: kate.richardson@carterjonas.co.uk | T: 0117 363 5699 | M: 07342 701 095

For details of all commercial properties marketed through our firm please visit:

[Carter Jonas | Commercial Property Search](#)

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

SUBJECT TO CONTRACT OCTOBER 2024

1B AMBRA VALE

HOTWELLS



SUBJECT TO CONTRACT OCTOBER 2024

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

Carter
Jonas