

FREEHOLD COMMERCIAL BUILDING

1B AMBRA VALE HOTWELLS



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

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IMPORTANT INFORMATION

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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 and 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:

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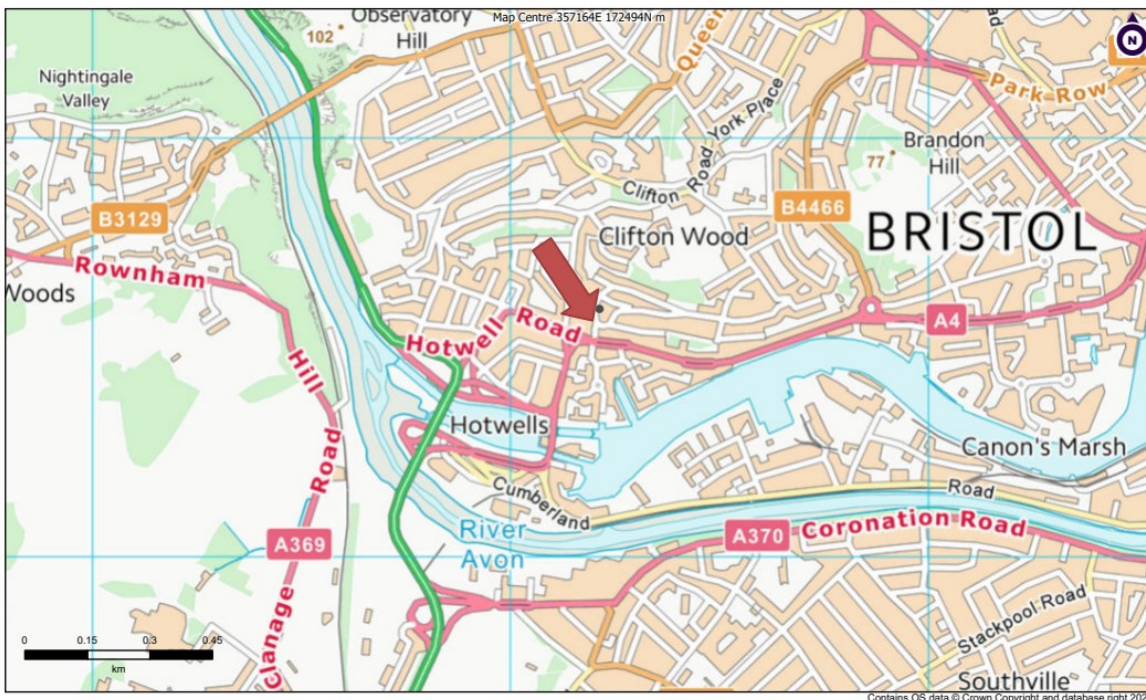
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SUBJECT TO CONTRACT OCTOBER 2024

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