

FOR SALE

**27 OAKFIELD ROAD,
CLIFTON, BRISTOL**



27 OAKFIELD ROAD, CLIFTON, BRISTOL, BS8 2AT
FREEHOLD COMMERCIAL BUILDING, CURRENT USE
LANGUAGE SCHOOL - BUSINESS RELOCATING
APPROXIMATELY 3,722 SQ FT NET (346 SQ M), 4,772 SQ
FT GROSS (443.2 SQ M)

LOCATION

The property is located on the northern flank of Oakfield Road in Clifton close to it's junction with Leigh Road. The property is within easy walking distance of the BBC, University of Bristol and Clifton Down Shopping Centre and Railway Station.

The numerous retail and leisure outlets of Whiteladies Road, Queens Road and the Triangle are within a short walk.

CONTACT

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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

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DESCRIPTION

The property comprises a detached heritage commercial building that has been used as offices but its' present use is as a Language School.

The building has masonry elevations, rendered to the rear supporting a hipped roof clad in tiles.

There is double glazing to the majority of the building. The building is served by gas-fired central heating.

There is surfaced car parking to the front and a garden breakout area to the rear.

ACCOMMODATION

	NIA (sq ft)	(sq m)	GIA (sq ft)	(sq m)
Basement:	515	47.8	1,014	94.2
Ground Floor:	1,223	113.6	1,536	142.7
First Floor:	1,369	127.2	1,588	147.5
Second Floor:	202	18.8	202	18.7
Attic	413	38.4	422	39.2
Total:	3,722	345.8	4,762	442.3

CAR PARKING

There are 4 forecourt parking spaces.

BUSINESS RATES

Rateable Value £41,250

Rates Payable 2024/5 £20,584

PLANNING

The property is in use as a Language School Use Class F1

- The property is not listed
- The property is in a Conservation Area

TENURE

Freehold.

PRICE

On an unconditional basis, offers are invited in the region of £1,500,000 Subject to Contract and exclusive of VAT, for the freehold interest in the property with vacant possession.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of D-81.

VAT

The property is not elected for VAT.

LEGAL COSTS

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

VIEWINGS & FURTHER INFORMATION

For further information please contact the sole agents:

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SUBJECT TO CONTRACT MARCH 2025

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