

For Sale

For further information please
contact: -

Chris Wright
T: 0117 988 5254
E: chris.wright@avisonyoung.com

Sue Fermandel
T: 0117 988 5228
E: sue.fermandel@avisonyoung.com

October 2019
Subject to Contract

1 The Mall, Clifton, Bristol BS8 4DP

Opportunity for self-contained residential on upper floors, subject to planning permission



Description

The premises are arranged over basement, ground, first and second floors providing the following approximate internal floor areas:

Ground floor Sales	24 sq m	254 sq ft
Basement	29 sq m	312 sq ft
First Floor	21 sq m	228 sq ft
Second Floor	25 sq m	273 sq ft

Tenure

Freehold

Price

Offers in excess of £350,000

Planning

The premises have the benefit of a class A2 planning consent although interested parties should make their own enquiries with the Local Planning Authority to verify this information.

Business Rates

We understand that the property is currently assessed as follows:

2017 Rateable Value: £13,250
UBR (2019/2020): 50.4p

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

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

EPC

The premises have a current EPC rating of D89

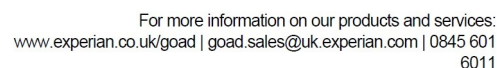
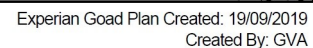
VAT

VAT if applicable will be charged at the standard rate.

Location

Clifton Village is an affluent and popular residential and commercial district in Bristol with easy access to the city centre and motorway network. The property is prominently situated in the heart of Clifton Village on the junction of The Mall and Princess Victoria Street adjacent to **Portside Gallery** and opposite **Coffee #1**, **Zizzi Restaurant** and **John Titcombe Jewellers** and close to **Co-op**, **Maze**, **Savills** and **Hamptons Estate Agents** and the **Ivy and Giggling Squid Restaurants**.

08449 02 03 04
avisonyoung.co.uk

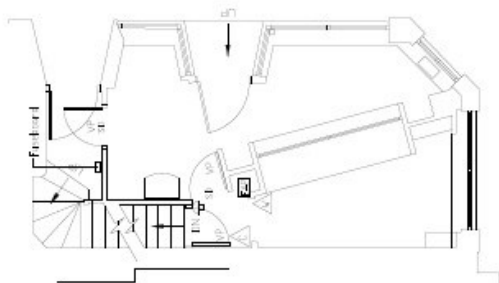


representations of fact but satisfy themselves of their correctness by inspection or otherwise.

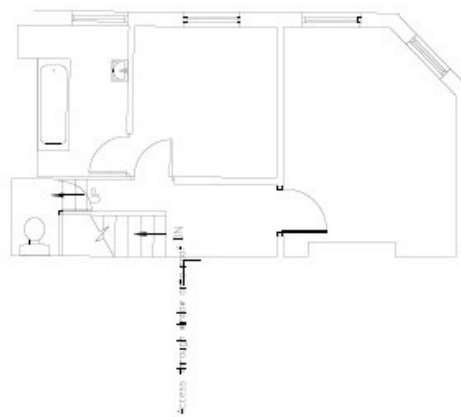
(3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

(4) All prices quoted are exclusive of VAT.

(5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.



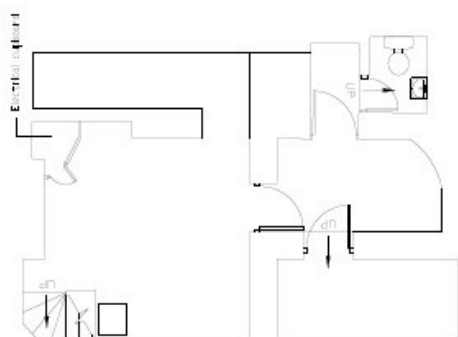
GROUND FLOOR LAYOUT



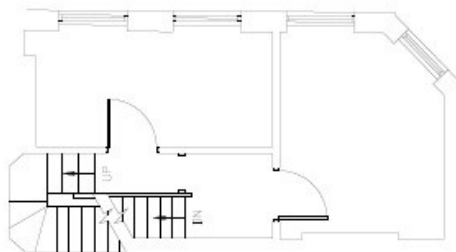
SECOND FLOOR LAYOUT

CLIFTON BRANCH
1 THE MALL
CLIFTON
BRISTOL BS8 4DP

DRAWING NOT TO SCALE



BASEMENT FLOOR LAYOUT



FIRST FLOOR LAYOUT

Avison Young, St Catherine's Court, Berkeley Place, Bristol BS1 8BQ
Avison Young is the trading name of GVA Grimley Limited. ©2019 GVA Grimley Limited

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.