



PROPERTY CONSULTANTS

**DRAFT PARTICULARS**

**FOR SALE**

PERIOD OFFICE BUILDING  
WITH PARKING & RESTAURANT INVESTMENT



249 SQ M (2,679 SQ FT)

20 RICHMOND HILL  
CLIFTON  
BRISTOL BS8 1BE

**0117 973 1474**

**E T PARKER** PROPERTY CONSULTANTS & CHARTERED SURVEYORS  
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

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A list of Partners is available at the above address

## LOCATION

The property is located on Richmond Hill in the heart of Clifton. The surrounding area is predominately made up of offices, residential housing and student accommodation.

Within walking distance, there are a host of restaurants, shops, bars, hotels and banking facilities located on the popular Whiteladies Road and Queens Road. There are also a wide range of other office and professional users within close proximity of the subject property.

## DESCRIPTION

The property comprises a Georgian four storey semi detached office building, with the lower ground floor currently let as half of the Sands Restaurant.

The accommodation benefits from:-

- Period features
- Category II lighting
- Kitchen facilities
- WCs

There is parking to the side and rear of the property for approximately 10 vehicles.

There is potential, subject to obtaining the necessary planning consents, to either convert the property back into a residential dwelling or as student accommodation.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), the property comprises the following approximate areas:-

### Lower Ground Floor

Restaurant - -

### Ground Floor

Net Internal Area 82.39 sq m (887 sq ft)

### First Floor

Net Internal Area 84.99 sq m (914 sq ft)

### Second Floor

Net Internal Area 81.61 sq m (878 sq ft)

**Total Net Internal Area 248.99 sq m (2,679 sq ft)**

## TENURE

The property is available on a freehold basis with the upper floors benefiting from full vacant possession.

## OCCUPATIONAL LEASE

We are advised that the lower ground floor currently forms approximately half of Sands Restaurant, which we are advised is let on a lease expiring June 2009 at a passing rent of £14,000 per annum exclusive.

We are currently waiting full confirmation of the terms of the lease and proposed renewal.

## PRICE

£950,000 (Nine hundred & fifty thousand pounds), subject to contract

## RATES

From enquiries undertaken with the local taxation department, we are advised that the office portion of the building is currently assessed for business rates as:-

### Office & Premises

Rateable Value £28,250.00  
Rates Payable 2009/2010 £13,701.25

We have been unable to ascertain the rating assessment for the lower ground floor at the date of preparing these particulars. Interested parties are advised to make their own enquiries in respect of the rating assessment.

## SERVICES

We understand the property is connected to mains water, drainage and electricity.

## PLANNING

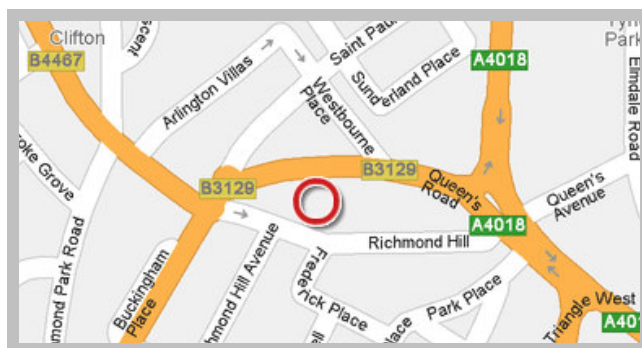
We understand that the upper floors will have planning consent B1 (business) for use as offices under the Town & Country Planning (Use Classes) Order 1987.

We also believe the lower ground floor element has planning consent A3 (restaurants and cafes). Interested parties are advised to make their own enquiries in this regard. We are also advised that the property is Grade II Listed.

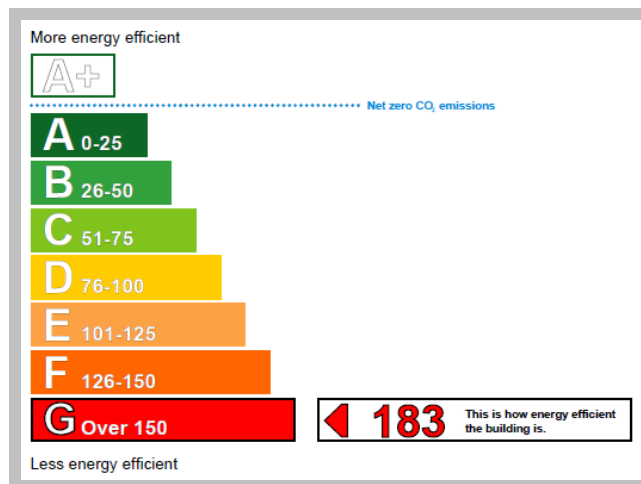
## VAT

All prices are quoted exclusive of VAT whether or not chargeable.

## LOCATION PLANS



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## VIEWING & FURTHER INFORMATION

Strictly through sole joint agents:-

### ETP Property Consultants

Contact: Chris Thomas  
Tel No. 0117 973 1474  
E-mail: christhomas@ETPproperty.co.uk

Contact: Julian Bladen  
Tel No. 0117 973 1474  
E-mail: julianbladen@ETPproperty.co.uk

### ST JULIANS PROPERTIES

Contact: Robert Skinner  
Tel No. 0117 923 8239

## SUBJECT TO CONTRACT