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FOR SALE PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING IN BRISTOL CITY CENTRE

51 PARK STREET, BRISTOL, BS1 5NT



- **THE PROPERTY OCCUPIES AN EXCELLENT POSITION ON PARK STREET IN THE HEART OF BRISTOL CITY CENTRE**
- **THE PROPERTY HAS BEEN GRANTED PLANNING PERMISSION TO CREATE 2 X 2 BED RESIDENTIAL FLATS, 1 X 1 BED RESIDENTIAL FLAT AND A 3 BEDROOM COACH HOUSE WITH PARKING.**
- **OFFERS IN EXCESS OF £1.25 m**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The property is situated on Park Street in the heart of Bristol city centre, with the affluent suburbs of Clifton, Redland and Cotham nearby. The property is very close to Brandon Hill park and provides views out over the newly redeveloped St Georges Concert Hall at the rear. The property's location provides excellent access on foot to both the Bristol University campus and the business districts in the city centre and there are excellent transport links to the rest of the city and Temple Meads train station.

Park Street provides plenty of restaurants and high end retailers which include Jamie's Italian, Friska, Boston Tea Party, Pinkmans, Nandos, The Bristol Guild, Gourmet Burger Kitchen, Audio T, The Futon Company, Finisterre, Ollie Quinn, T.M Lewin and Diana Porter to name just a few.

DESCRIPTION

The property comprises a large Grade II listed terraced property over basement, ground and three upper floors with a coach house at the rear. There is a self-contained ground floor retail unit which benefits from a new, fully glazed, frontage and entrance and has ancillary stores at basement level. The upper parts have a self-contained pedestrian entrance on Park Street, and at the rear of the property is a two storey coach house which is linked to the main building and provides access at the rear of the property fronting onto Hill Street.

FLOOR AREAS

The property has the following approximate net internal areas:

Ground Floor	1,245 sq ft	(115.66 sq m)
Basement Ancillary	580 sq ft	(53.88 sq m)
First floor	1219 sq ft	(113.25 sq m)
Second floor	592 sq ft	(54.99 sq m)
Third floor	471 sq ft	(43.76 sq m)
Total:	4,107 sq ft	(381.45 sq m)

The gross floor area is approximately 4,445 sq ft (413 sq m)

PLANNING

The property benefits from planning permission for conversion of the upper floors (1st, 2nd and 3rd) into 3 x self-contained flats with associated alterations and the reinstatement of the Coach House to the rear, facilitated by the erection of a second floor rear extension and associated alterations.

All of the units will benefit from roof terraces and would provide exceptional city centre residences.

The full planning application and decision can be seen on the Bristol City Council Planning Portal under ref: 17/05543/LA and plans can be made available by request.

QUOTING TERMS

The freehold of the property is offered with vacant possession for offers in excess of £1.25m

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D 104, a copy of the certificate can be made available upon request.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VAT

All prices and rents quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint agents: -

Burston Cook

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Tel: 0117 934 9977

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MBI Property

Matt Brooks BSc (Hons) AssocRICS (MD, Surveyor)

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January 2018

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