



***86 BEDMINSTER PARADE
BRISTOL
BS3 4HL***

FOR SALE /MAY LET

325.60 sq m (3,505 sq ft)



The property is prominently located on Bedminster Parade which is the main link from the city centre into Bedminster to the south. It is located opposite the Asda stores main entrance and there is a pedestrian crossing between the two.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The property is an impressive listed banking hall, with a very high ceiling, surrounded by ancillary accommodation. There is a three bedroom flat included on the upper floor. To the rear there is a two storey rear extension which includes the safes and toilet facilities.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground floor	280.90 sq m	3,024 sq ft
First floor	44.70 sq m	481 sq ft
Total	325.60 sq m	3,505 sq ft

PROPOSAL

The property is available for sale on a nine hundred and ninety nine year lease. Alternatively the property may be available by way of a new full repairing and insuring lease for a term to be agreed.

PRICE

Offers in the region of £500,000

RATES

Rateable Value: £ 24,000

Rates Payable (2018/2019) 49.3p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL

Each party to pay their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

As the property is Grade 2 listed this is not required.

NOTICE

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