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BURSTON COOK

PRELIMINARY SALES PARTICULARS

FOR SALE (OR TO LET)

**A RARE OPPORTUNITY TO PURCHASE OR
RENT ONE OF THE FINEST PERIOD
PROPERTIES IN CLIFTON**



**PANNELL HOUSE, 6/7 LITFIELD
PLACE, CLIFTON DOWN,
BRISTOL, BS8 3LT**

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.

- **TWO SELF-CONTAINED BUILDINGS CURRENTLY INTERLINKING AT EACH LEVEL OFFERED EITHER AS A WHOLE OR AS TWO SEPARATE PROPERTIES**
- **IN ALL TOTTALLING A NET INTERNAL AREA OF APPROXIMATELY 1,331 SQ M (14,319 SQ FT)**
- **LARGE GATED “IN & OUT” DRIVEWAY TO THE FRONT WITH SECURE PARKING FOR APPROXIMATELY 18 CARS**
- **CURRENTLY OFFERED AS OFFICES WITH POTENTIAL FOR ALTERNATIVE USES**
- **LARGE LANDSCAPED REAR GARDEN (TOTAL SITE AREA OF) WITH SUPERB ELEVATED TERRACE WITH VIEWS OVER CLIFTON**



Rear Garden

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.

LOCATION

The property is situated in a prime location in Clifton which is the most affluent suburb of Bristol. Situated on Litfield Place, which along with The Promenade boasts some of the finest Georgian properties in Bristol and occupies one of Clifton's most prestigious positions in an exceptional setting overlooking Clifton Down to the front and wonderful views over Clifton College to the rear.

The property is very well located for easy access to Clifton Village, Clifton Suspension Bridge, The Downs and Clifton College.

DESCRIPTION

The building comprises two substantial Grade II Listed former merchants houses, probably constructed during the early/mid 1800s, each with an imposing front elevation of traditional Georgian construction with an accessible ornate balcony extending across the first floor to the front elevation. The building was extensively refurbished when converted to offices in the mid 1980s and has subsequently been very well maintained.

Internally, the buildings interlink at each floor to provide a single Headquarters office building which can be readily self-contained as two separate properties.

The accommodation is fitted to a good standard internally and there are two main entrances on the ground floor from Litfield Place providing access to all floors. 6 Litfield Place, the eastern section of the building, incorporates a 10 person passenger lift providing access to all floors, except the third. Male and female WCs are generally located off the common areas and there are a number of kitchen facilities located throughout the building.

Externally, the property has an impressive "in & out" gravelled driveway onto Litfield Place with 18 secure car parking spaces. To the rear, there is a very large garden which backs onto the residential properties of Camp Road and there is a large elevated terraced area accessed from each property with wonderful views over Clifton.

ACCOMMODATION

The property comprises a total gross internal area of approximately 16,200 sq ft (1,506 sq m) and a total net internal office area of approximately 14,319 sq ft (1,331 sq m).

TENURE

Freehold - Freehold offers are invited – Guide prices for each property on application.
Leasehold - Alternatively, the property is offered to let by way of a new full repairing and insuring lease for a term to be agreed and subject to five yearly upward only reviews. Rental terms on application.

PLANNING

We understand that the property is Grade II Listed and situated within a Conservation Area. The current use of the property falls within B1 (office) of the Town and Country Planning (Use Classes) Order 1987. It is our opinion that subject to planning, each property gives potential for a variety of other uses – details on application.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

Burston Cook

FAO: Julian Cook FRICS

Tel: 0117 934 9977

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FEBRUARY 2010

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