



2-16 CLIFTON DOWN ROAD CLIFTON VILLAGE, BRISTOL, BS8 4AG

Site with Planning Consent

Plus other possible uses/amendments subject to consents

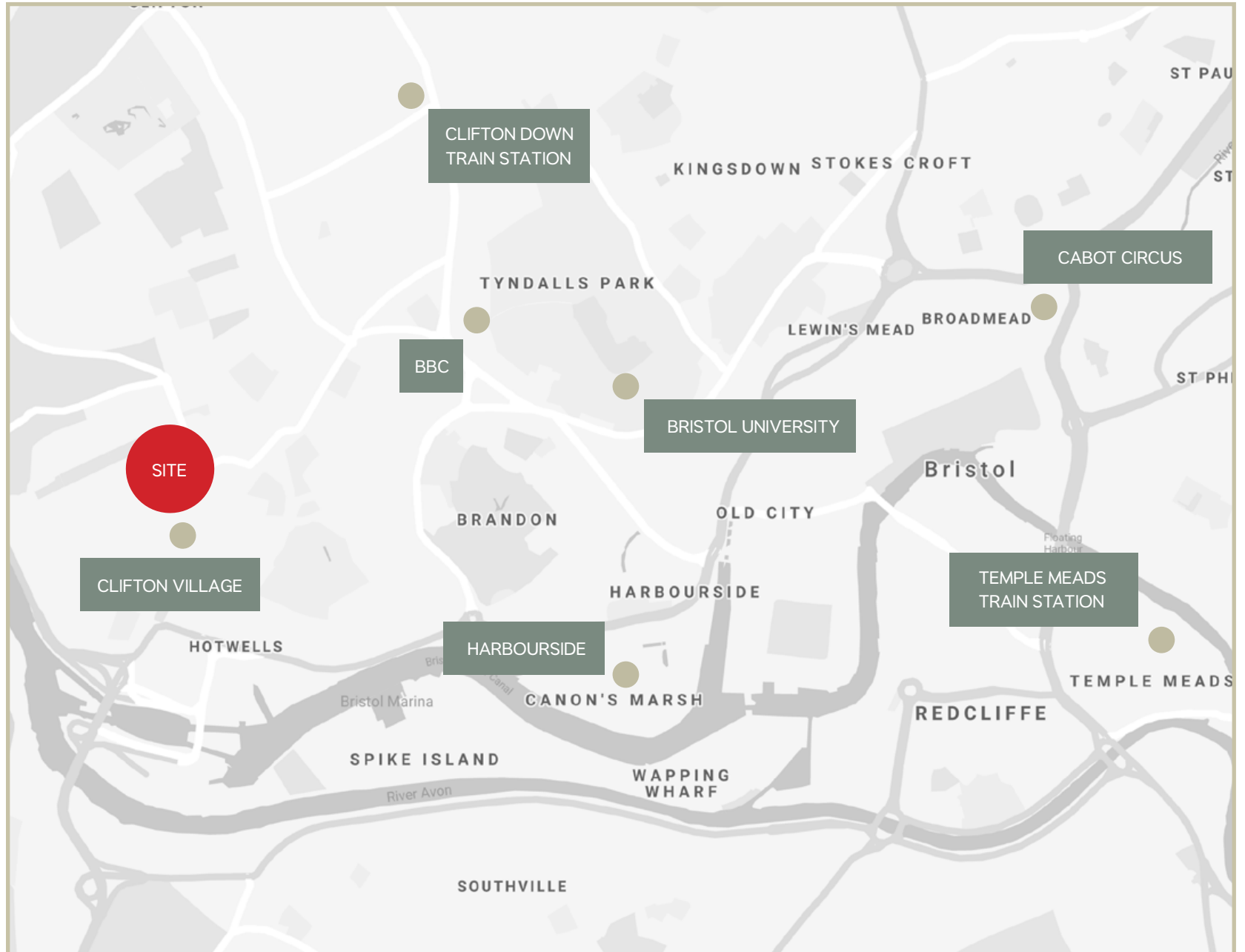




In the heart of Clifton Village, an unrivalled location

CLIFTON VILLAGE

Situated in the heart of Clifton, the scheme occupies a prominent position on Clifton Down Road, the main through road of Clifton Village. Clifton is a hub for many local and regional businesses and is home to some of the most iconic spots in Bristol, including Brunel's famous Suspension Bridge, the Observatory and the Durham Downs. The area is also home to several upmarket retailers, cafes, pubs and restaurants.





KIBOU

CLIFTON DOWN RD

KINGS ROAD
BOYCES AVENUE

THE RODNEY HOTEL

CLIFTON ARCADE

ALBION PUB

CAFE NERO

TESCO EXPRESS

PRINCESS VICTORIA ST

REGENT STREET

Planning

Detailed planning consent has been secured for a 27,000 sq. ft. purpose built BREEAM Excellent scheme in the heart of Clifton Village conservation area in Bristol.

Comprising of:

- NIA 9,700 sq. ft. of Grade A Offices,
- NIA 7,300 sq. ft. of Retail and
- NIA 7,000 sq. ft. of restaurant/cafe.

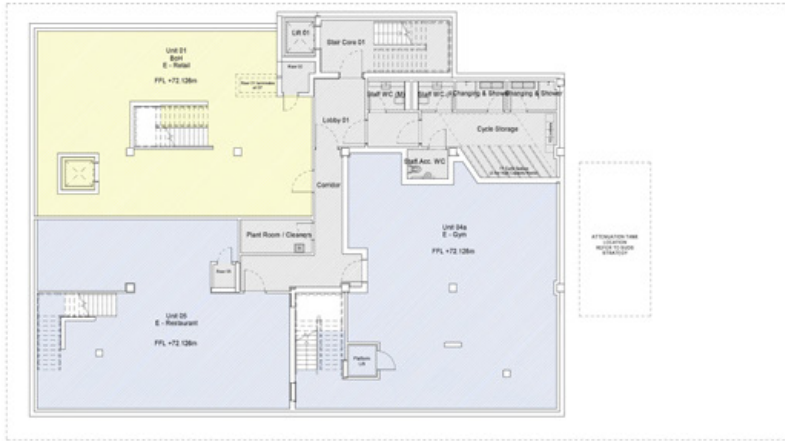
The buildings have been demolished (to slab) and the site cleared ready for construction and consent implemented.

NB Residential potential - We are of the opinion that the site also suits a development of residential flats above ground floor commercial for which consent has previously been granted but has since lapsed.

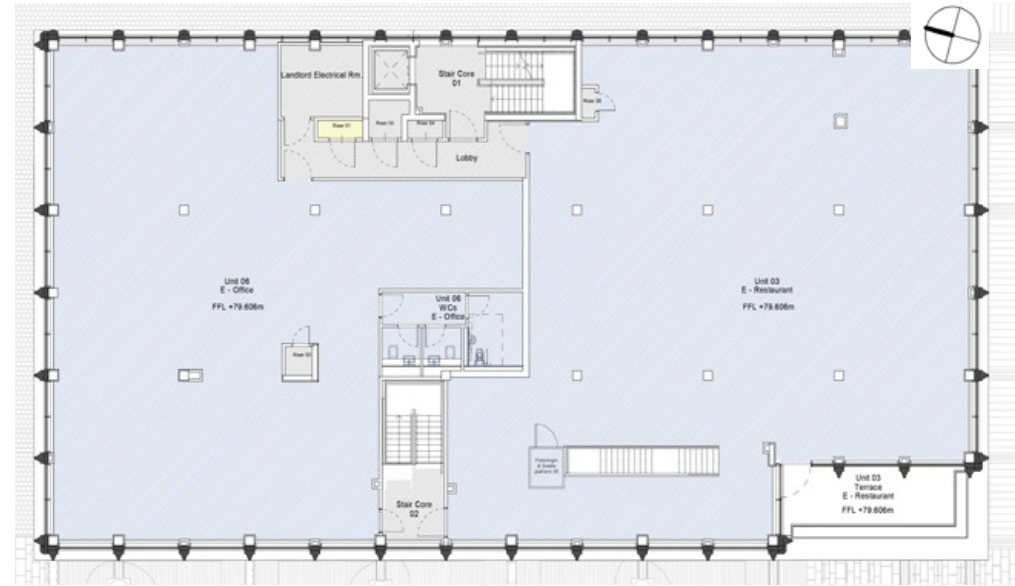




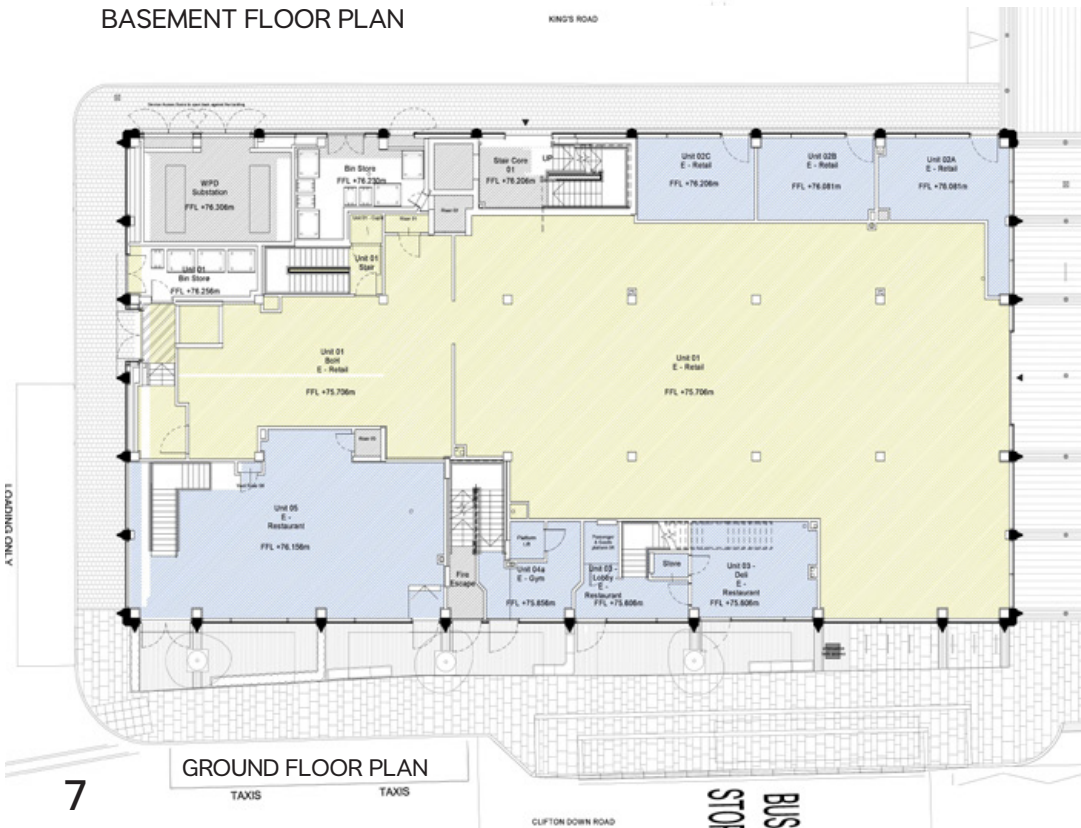
FLOOR PLANS



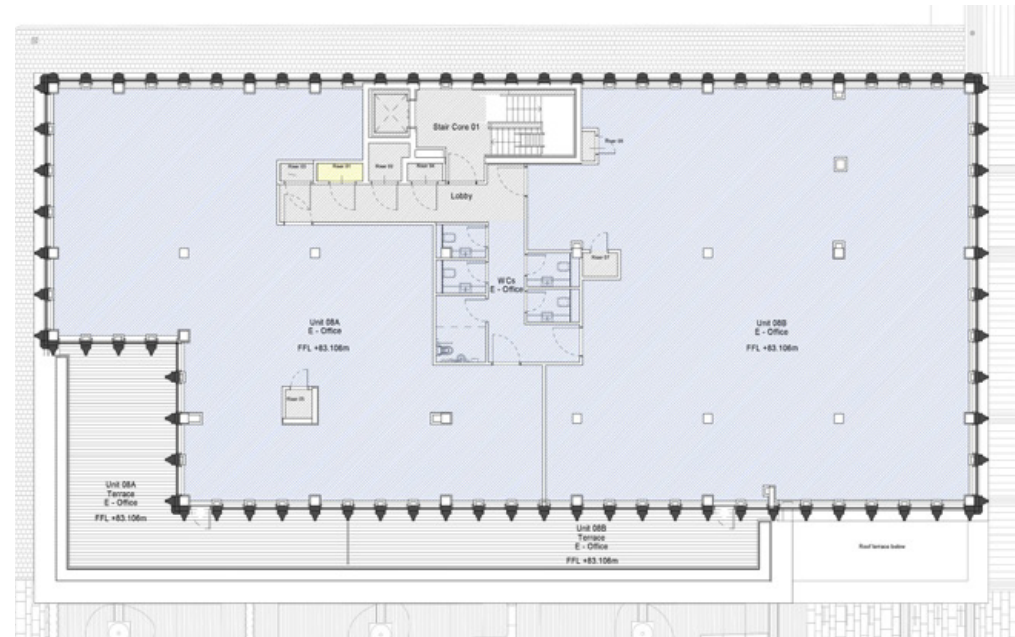
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

Futher Information

TENURE

Unconditional offers are invited for the freehold interest of the property registered at the Land Registry under Title No. BL718

LEGAL COSTS

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

PRICE

On application.

VAT

All figures are quoted exclusive of VAT.

METHOD OF SALE

The freehold interest of the property is offered for sale via Private Treaty and offers can be received by email or post and should be marked for the attention of:



Roxine Foster
rfoster@lsh.co.uk
0117 914 2011

Peter Mugrove
pmusgrove@lsh.co.uk
0117 914 2013



Tom Coyte MRICS
tom@burstoncook.co.uk
0117 934 9977

Julian Cook FRICS
julian@burstoncook.co.uk
0117 934 9977



**Lambert
Smith
Hampton**

 **BURSTON
COOK**
0117 934 9977
burstoncook.co.uk

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