

# ATTRACTIVE 'COACH HOUSE' FOR SALE IN CLIFTON

Stute House, 23 Sunderland Place, Clifton, Bristol, BS8 1EG



- A well proportioned Coach House, currently in use as offices and benefitting from a double garage
- Freehold for sale with vacant possession
- Approximate NIA of 2,783 sq ft (285.5 sq m) / GIA of 3,320 sq ft (308.4 sq m)
- Use Class E— therefore suitable for a wide range of uses to include office, leisure, medical
- Potential for residential conversion (STP)

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

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## LOCATION

Stute House is located on the corner of Sunderland Road in Clifton, a vibrant part of Bristol known for its elegant architecture and picturesque surroundings. Sunderland Road is predominantly a residential street located a short walk from Whiteladies Road, which is home to many independent and national shops, bars, restaurants, coffee shops and other amenities. The area is well connected with public transport, making it an attractive and accessible part of the city to both work and live in.

## DESCRIPTION

Stute House has been in occupation as offices and under the same ownership since the 1980's and provides predominantly open plan office space at ground floor level with further accommodation being located on the first floor (which has currently been partitioned to provide used meeting room space). The property benefits from exposed beams, large feature windows and is fitted out as traditional office accommodation with gas central heating. The property has also retained many attractive features such as the original Coach House doors and also benefits from a self contained garage providing secure parking for 2 cars.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate floor areas:

Ground Floor:	1,037 sq ft	(96.3 sq m)
First Floor:	1,451 sq ft	(134.8 sq m)
Garage:	295 sq ft	(27.4 sq m)
<b>Total NIA:</b>	<b>2,783 sq ft</b>	<b>(285.5 sq m)</b>

**NB: The property has an approximate GIA of 3,320 sq ft (308.4 sq m)**

## PARKING

There is also a garage which forms part of the property, providing space for two cars, (with a further third vehicle being able to be parked in front of the entrance). Interested parties may also be eligible to obtain business permits for on street car parking.

## TENURE

Freehold with vacant possession.

## PRICE

Quoting £995,000 (plus VAT).

## PLANNING

Use Class E - therefore suitable for a wide range of uses to include office, leisure, medical, gym / fitness etc. The property would also suit residential conversion - subject to the necessary planning permissions.

The property is in the Conservation area but is not Listed.





#### VAT

We have been advised that the property is elected for VAT.

#### BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:

Rateable Value: £31,750  
Rates Payable (2023/2024): £15,843

#### EPC

Pending

#### LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

#### SUBJECT TO CONTRACT

May 2024

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