

3 BERKELEY SQUARE, CLIFTON, BRISTOL BS8 1HL

BURSTON COOK
0117 934 9977



📍 FREEHOLD FOR
SALE / MAY LET

AVAILABLE AS A
WHOLE OR
FLOOR BY FLOOR

🏠 SIZE (GIA)
4,500 sq ft
418.06 sq m

🏠 SIZE (NIA)
4,015 sq ft
373.05 sq m

£ QUOTING
PRICE / RENT
ON APPLICATION

FOR SALE /
MAY LET



THE OPPORTUNITY

A fantastic opportunity to secure a fine Georgian property on Berkeley Square as a whole, or in part.

- Situated on the upper terrace of Clifton's renowned Berkeley Square
- Ground and upper floors currently is use as a guest house for residential use with the basement in use as medical consultation rooms
- The property is offered for sale or potentially to let. Offers will be considered for either the whole, or on a floor by floor basis.
- The Freehold is available as an investment, subject to the existing occupational lease in the basement to a physiotharapist and subject to the Guest House income on the upper parts. Alternatively the property can be made available for sale with vacant posession.
- Car parking and garden space to the rear
- Net Internal Area of 4,015 sq ft (Gross Internal Area of c.4,500 sq ft)
- Freehold for sale/may let —POA/ROA

LOCATION

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering an attractive location for both residential and commercial occupiers.

The property is in easy walking distance of both Bristol city centre and Bristol's finest residential area of Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular location.

3 Berkeley Square is positioned on the upper terrace of Berkeley Square with beautiful views from the upper floors to both the front and the rear.





DESCRIPTION

The property occupies one of the best positions on Berkeley Square with views over the central gardens to the front and across Brandon Hill to Cabot Tower from the rear and the property currently presents to an immaculate standard.

The property comprises an impressive mid terrace Georgian period property which, was originally constructed as a single residential dwelling. The property is of traditional construction with attractive Bath stone front elevation, rendered rear elevation and timber framed sash windows under a mansard tiled covered roof.

Internally the accommodation is situated over basement, ground, first, second and third floors, and the basement has its own independent self contained entrance.

The property is currently in use as a 'guest house' over the ground and upper floors comprising a 7 room guest house / hotel (AirBNB) with a management studio apartment. There is a separate self contained medical clinic in the basement area.

3 Berkeley Square offers a fabulous opportunity to create a magnificent family home within the upper terrace of Clifton's renowned Berkeley Square. Equally, the property suits investors seeking to benefit from the current income produced within the property.

CURRENT INCOME & TENANCY

The basement is let to Berkeley Centre Health at a rent of £3,645 pcm. The basement has two car parking spaces within its demise. There is no formal lease in place. The tenancy is agreed on a 'non repairing' basis and the rent is exclusive of all bills and business rates.

The upper floors are 'owner run' an a guest house business. We are advised that the following income is generated from the two companies operating the guest house:-

Year ended 31 March 2024:

3 Berkeley Square Limited: £90,000 (traded for 9 months as closed January- March)
Mandala: £84,000 (traded for 10.5 months)

Year ended 31 March 2025 (forecasted):

3 Berkeley Square Limited: £130,000 (based on 12 months trading)
Mandala: £89,000 (traded for 10 months)

We are advised that there is potential to reach an income level of circa £260,000 for the upper floors.





ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
BASEMENT FLOOR	1,211	112.52
GROUND FLOOR	751	69.78
FIRST FLOOR	712	66.17
SECOND FLOOR	710	65.93
THIRD FLOOR	631	58.64
TOTAL (GIA)	4,015	373.05
TOTAL (NIA)	4,500	418.06

LISTING

The property is Listed and falls within a Conservation Area.

PLANNING

The basement is occupied as medical consulting rooms and the ground and upper floors are occupied as a 'guest house' for residential use.

N.B. Interested parties are advised to make their own enquiries in relation to planning subject to their intended use for the building.

CAR PARKING

There is an attractive courtyard garden area to the rear together with a good sized car park for up to 5 spaces in tandem.

TENURE

The freehold interest is offered for sale/may let - Price/rent on application.

VAT

We have been advised that the property is not elected for VAT.

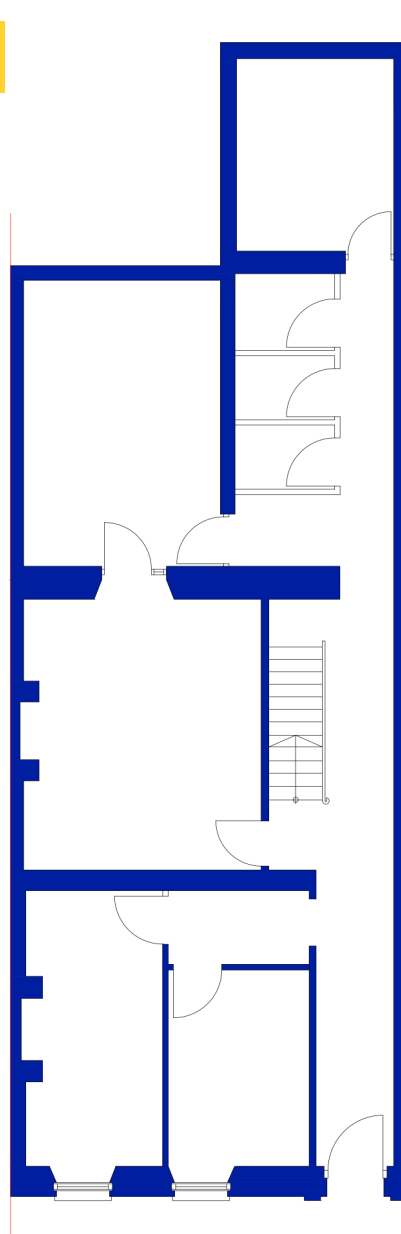
EPC

The property has an Energy Performance Rating of B (50).

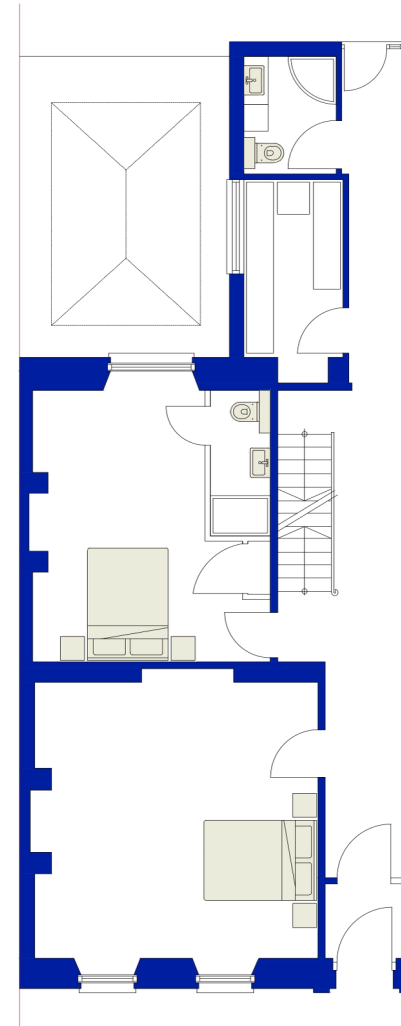




FLOOR PLANS



Existing & Proposed Basement

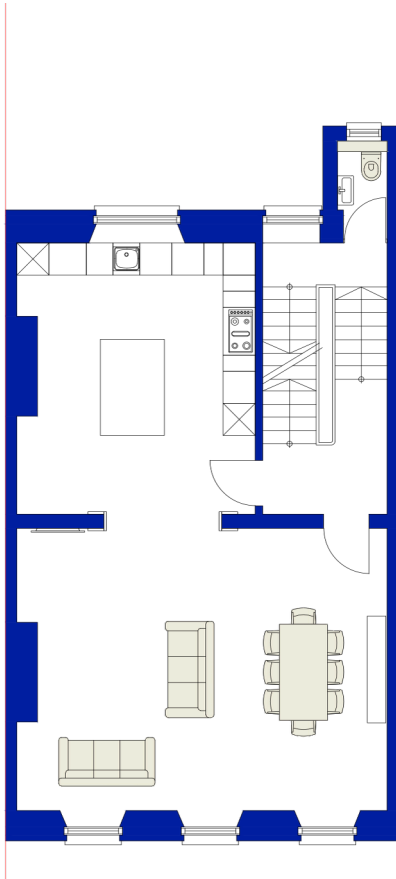


Existing & Proposed Ground

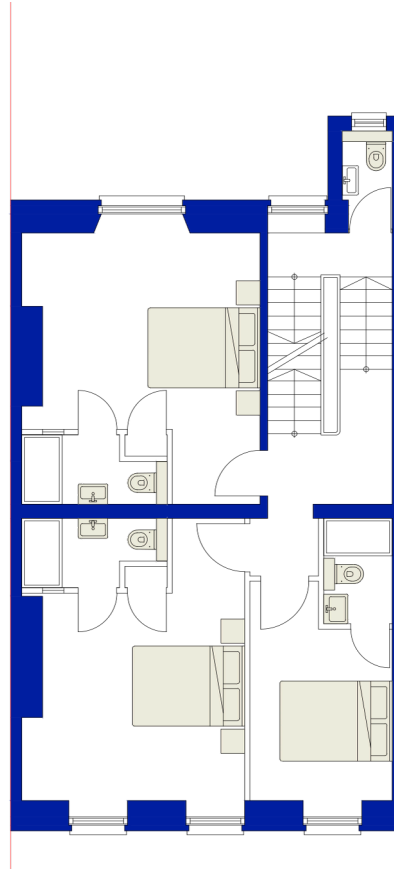




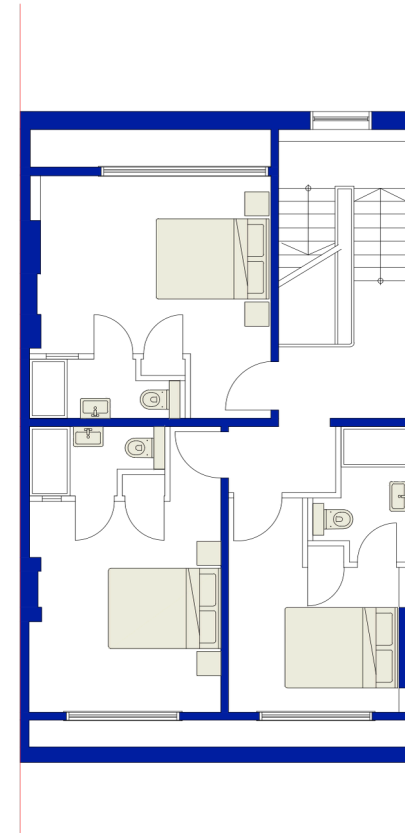
FLOOR PLANS



Existing & Proposed First Floor



Existing & Proposed Second Floor



Existing & Proposed Third Floor





LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT



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