

FREEHOLD FOR SALE –SUITABLE FOR OCCUPATION / INVESTMENT

Hyland Mews, 21 High Street, Clifton, Bristol, BS8 2YF



Residential flat

- A self contained studio office providing accommodation over two floors of approximately 1,646 sq ft (152.8 sq m)
- A spacious two bed flat providing light and airy space
- Forecourt parking to the front for approximately 5 cars
- Freehold for sale
- Guide price ~ £975,000 (plus VAT)



Ground floor 2- commercial

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located just moments from the expansive Durdham Downs and this attractive property enjoys a highly desirable position within one of Bristol's most sought after districts. A short walk leads to Whiteladies Road, a prime Clifton hub offering a wide array of retail, dining and leisure amenities as well as being a key arterial route connecting the city centre with north Bristol.

Clifton continues to be a top choice for businesses thanks to its exceptional working environment, excellent local facilities and outstanding connectivity to central and north Bristol. Clifton also consistently ranks among Bristol's most desirable places to live.

DESCRIPTION

Hyland Mews provide a mixed use opportunity providing an attractive self contained office, providing studio style accommodation over ground and lower ground floors. The office floors are connected by a modern integral staircase and are predominantly open plan, with fitted kitchenette and meeting rooms and refurbished to a modern condition.

There is a separate self contained two bed flat providing light and airy space with separate kitchen, bathroom and living room.

CAR PARKING

To the front of the property is parking for up to 4 cars in tandem for the office accommodation and the residential flat has the benefit of 1 car parking space.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor areas:-

Ground floor office:	864 sq ft	(80.2 sq m)
Lower ground floor:	782 sq ft	(72.6 sq m)
Residential flat:	791 sq ft	(73.5 sq m)

Arranged as:		
Bedroom 1	9.74 sq m	
Bedroom 2	13.4 sq m	
Living room	21.2 sq m	
Bathroom	5.4 sq m	
Kitchen	7.7 sq m	
Storage area	2.6 sq m	

TENURE

The freehold of the property is available to purchase—N.B. at present, the vendor owns the freehold of the property which includes the residential flat privately, however, the office accommodation is held by way of a 999 year lease.





Ground floor—commercial



Lower ground floor—commercial

VAT

We understand the property is elected for VAT and therefore VAT is payable on all prices.

TENANCIES

The office is currently occupied by a company called Maxinity Software Ltd for a term of 10 year from 27th June 2016, therefore expiring on the 26th June 2026. The passing rent is currently £30,336 pax.

The residential flat is currently vacant, but was previously let out at £1,400 pcm.

USE

We understand that the commercial premises benefits from E Class—therefore suitable for a wide range of different uses. The property is not Listed.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the commercial premises has the following designation:-

Rateable Value:	£22,500
Rates Payable (2024 / 2025):	£11,227.50

COUNCIL TAX

The residential flat falls under Council Tax band C.

EPC

Commercial premises:	C (60)
Residential flat:	B (81)

LEGAL COSTS

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

SUBJECT TO CONTRACT **July 2025**

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

 **BURSTON
COOK**
0117 934 9977