

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 let on an AST at £1,400 per calendar month
- Forecourt parking to the front for approximately 5 cars
- Freehold for sale
- Guide price ~ £975,000 (plus VAT)



Ground floor - 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.

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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 a fitted kitchenette and WC’s on each floor, together with meeting rooms and the office is 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)

<i>Arranged as:</i>		
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.



Residential flat



Residential flat



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 leased to a company 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 let from 10th November 2025–10th June 2026 at £1,400 per calendar month.

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

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