

FREEHOLD FOR SALE –SUITABLE FOR OCCUPATION / INVESTMENT

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



- A self contained studio office providing accommodation over two floors of approximately 1,646 sq ft (152.8 sq m)
- Modern, open plan floor plates
- Forecourt parking to the front for approximately 4 cars
- Guide price ~ £550,000 (plus VAT)
- Not Listed!



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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0117 934 9977



Ground floor—commercial



Lower ground floor—commercial

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 provides studio style office accommodation over ground and lower ground floors with the office floors being connected by a modern integral staircase. The office floors are predominantly open plan, with a fitted kitchenette and WC's on each floor, together with useful meeting rooms already in situ.

CAR PARKING

To the front of the property is parking for up to 4 cars in tandem for the office accommodation.

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)
Total	1,646 sq ft	(152.8 sq m)

TENURE

The long 999 year lease is available to purchase.

There is also a separate self contained residential flat of approximately 791 sq ft which is leased from 10th November—10th June 2026 at a rent of £1,400 per calendar month. This is available by way of separate negotiation to purchase.

VAT

We understand the property is elected for VAT and therefore VAT is payable on the commercial offices.

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.

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.

USE

We understand that the commercial premises benefits from E Class Use—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

EPC

Rating—C (60).

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

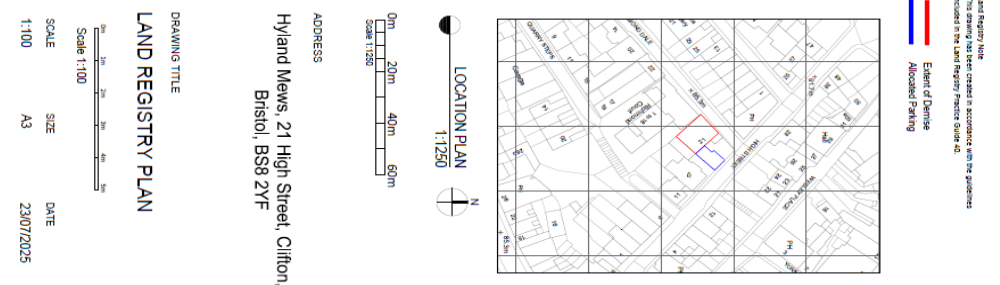
Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2025

FLOOR PLAN
1:100



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