

**FOR SALE - *ONE OF CLIFTON'S FINEST PROPERTIES***

**Promenade House, Clifton Down, Clifton, Bristol, BS8 3NE**



 **BURSTON  
COOK**  
0117 934 9977



## THE OPPORTUNITY

A fantastic opportunity to acquire one of the finest freehold properties in Clifton, Bristol.

Promenade House is suitable for the following:-

- Investment given the existing rental income of £240,000 pax until September 2028
- Commercial owner occupier (i.e. office, educational, medical etc) available from September 2028
- An exceptional family residence following conversion (STP)
- Redevelopment opportunity to high end apartments (STP)

## DESCRIPTION

The property comprises an impressive detached period building arranged over three storeys plus a lower ground floor level. To the rear is a modern annexe arranged over three storeys which is internally connected to the main period building.

Internally, the property comprises office accommodation which has been refurbished to an exceptionally high standard, with associated kitchen and WC facilities throughout.

Externally, there are manicured gardens to the front and there is car parking for approximately 28 cars to the side and rear of the building.

## LOCATION

The property is located fronting onto Clifton Down with a return onto Percival Road. Clifton Village is a short walk from the property, offering excellent amenities to include retail and leisure occupiers such as The Ivy, Cote, Titcombe Jewelers, Maze, and Crew Clothing etc.

The building is in close proximity to the Clifton Suspension Bridge, which in turn provides access to Junction 19 of the M5 via the A369. Bristol city centre is easily accessible via car or bus and is approximately 1.5 miles away.

Clifton Down Railway Station is a 20 minute walk from the property and connects to Bristol Temple Meads, providing fast and frequent rail services to London and other parts of the UK.

## TENURE

The freehold interest is offered for sale with a guide price of **£3,500,000, exclusive.**

## ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the International Property Measurement Standards: -

Area	Sq ft	Sq m
Ground Floor	3,210	298.70
Lower Ground	2,410	223.70
First Floor	2,928	271.90
Second Floor	1,849	171.80
<b>Total</b>	<b>10,397</b>	<b>965.40</b>

## LISTED BUILDING

Promenade House is Grade II\* Listed. Full details can be found via the attached link:-

<https://historicengland.org.uk/listing/the-list/list-entry/1202631>

## PLANNING

We have assumed that the property benefits from a full and unrestricted planning consent for the existing use as office accommodation (Class E).

## TENANCIES

The property is currently let to Stride Treglown (Architects) for a term of 10 years, expiring 21st September 2028. The current rent is £240,000 (set at rent review in September 2023). The property is let on full repairing and insuring terms.

## EPC

The property has an Energy Performance Rating of D (76).

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has the following assessment:-

Rateable Value: £236,000  
Rates Payable (2026/2027) £113,280

*N.B. All parties are advised to make their own enquiries.*

## VAT

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

## 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: Tom Coyte MRICS  
Tel: 0117 934 9977  
Email: [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

### SUBJECT TO CONTRACT

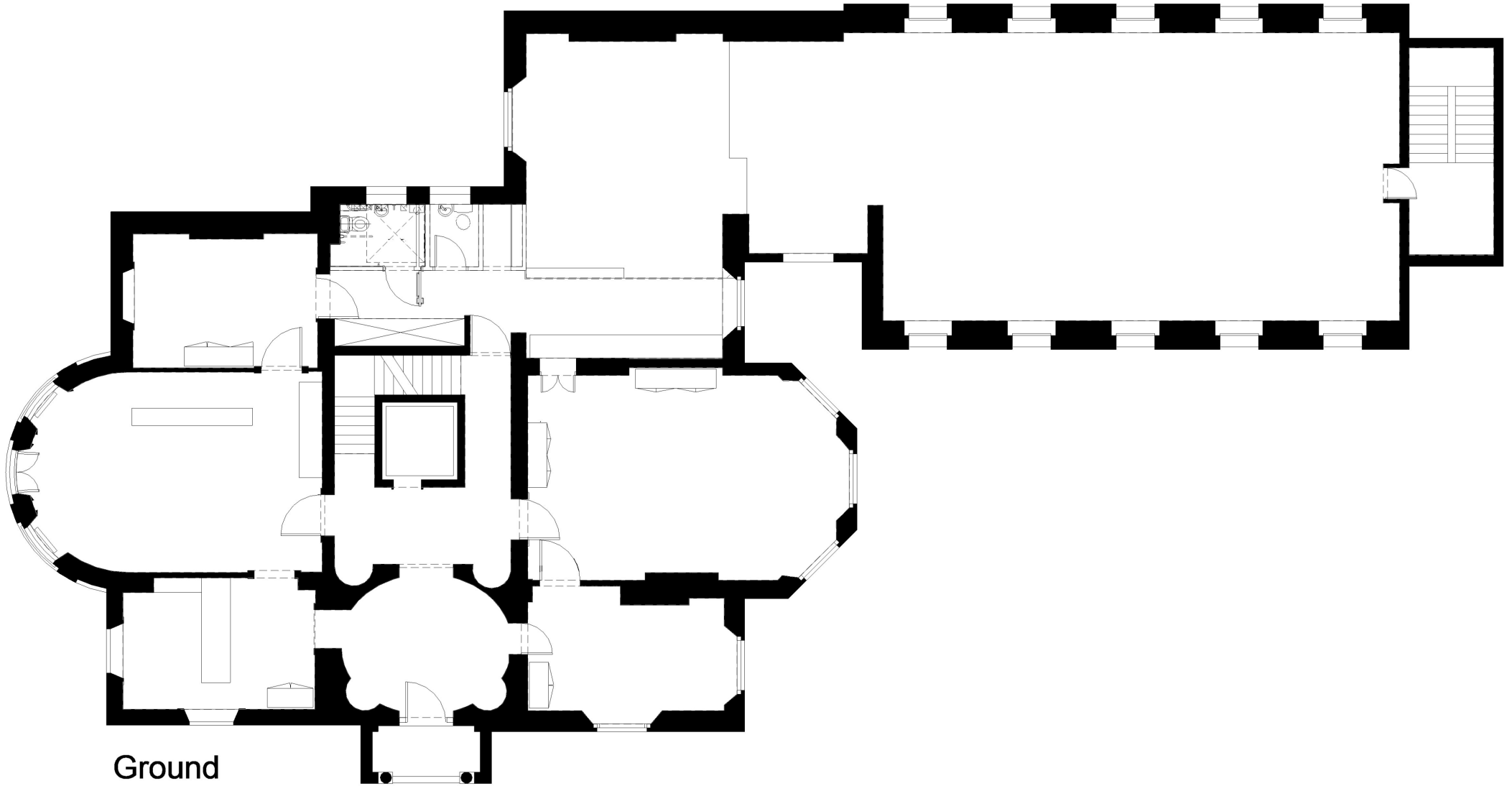
April 2026



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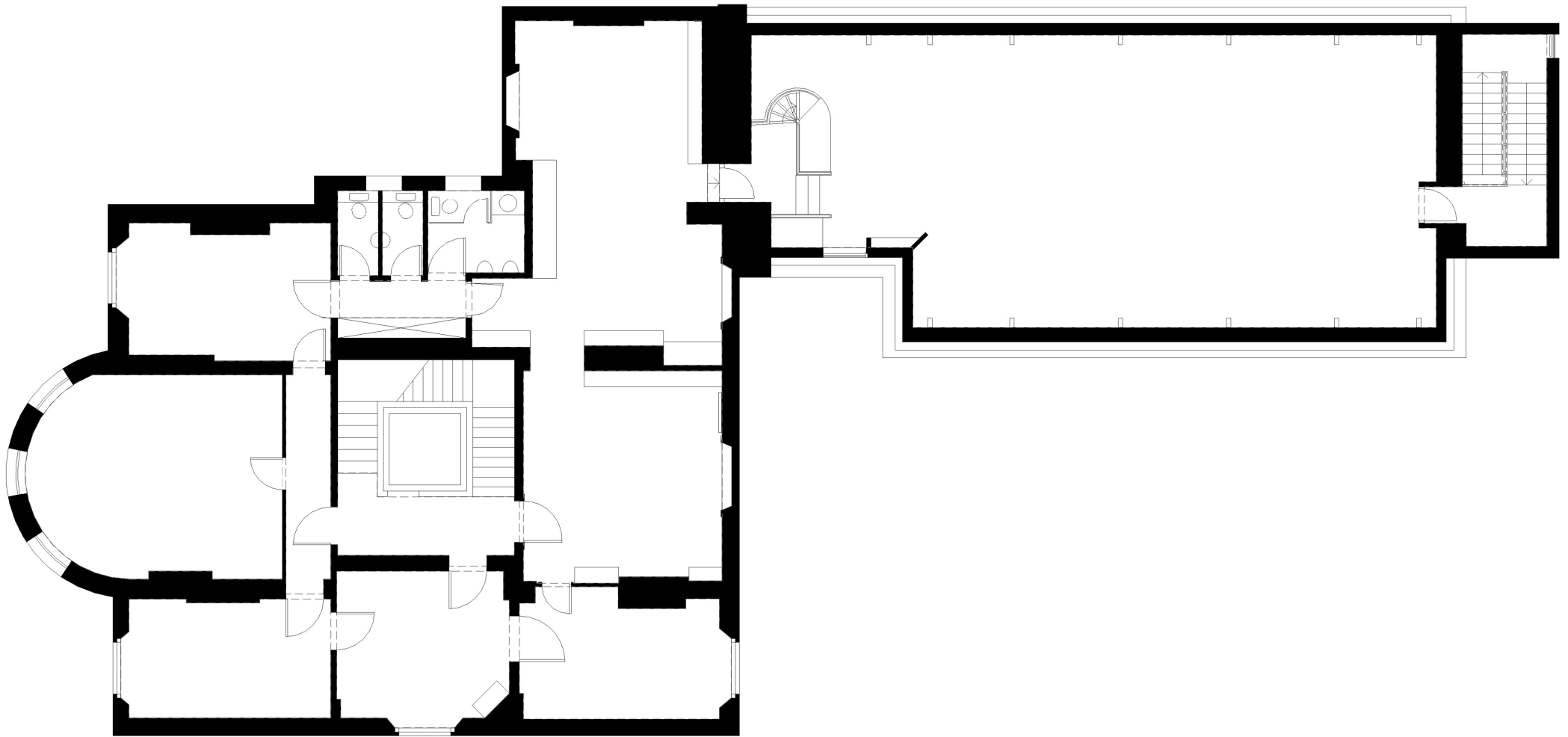


Ground

Ground Floor Plan 1  
1 : 100

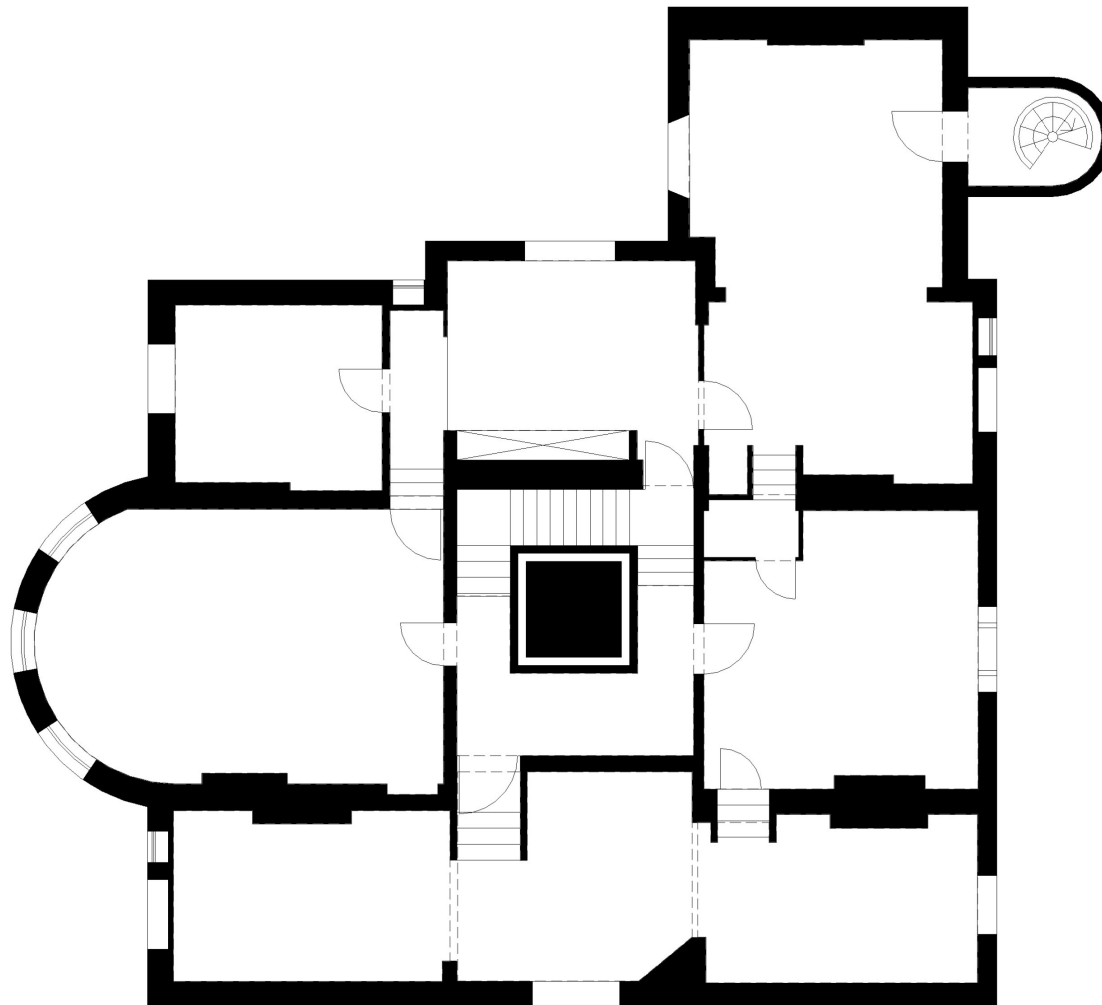
Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

STATUS	REV	DATE	DESCRIPTION
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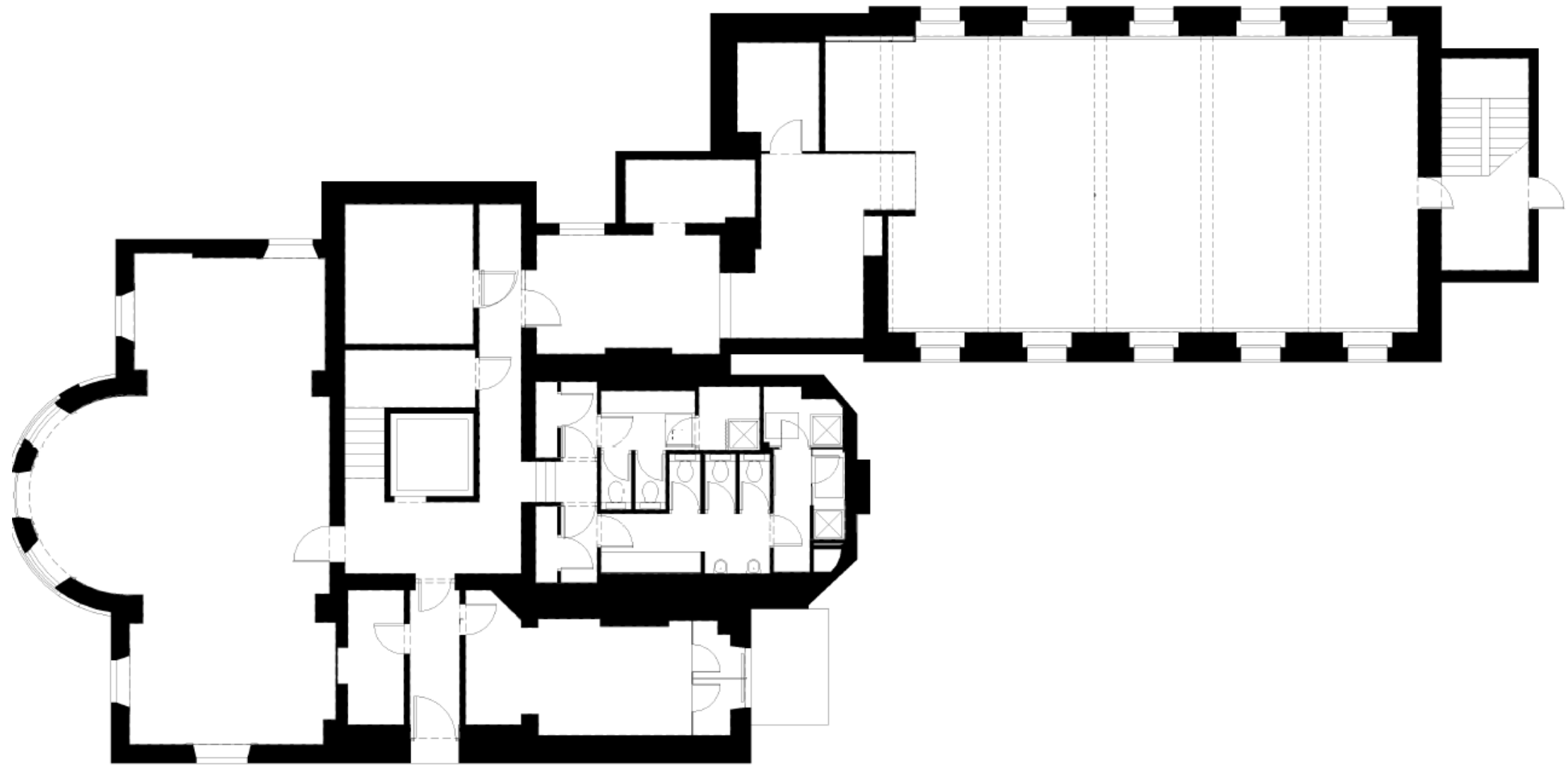


First

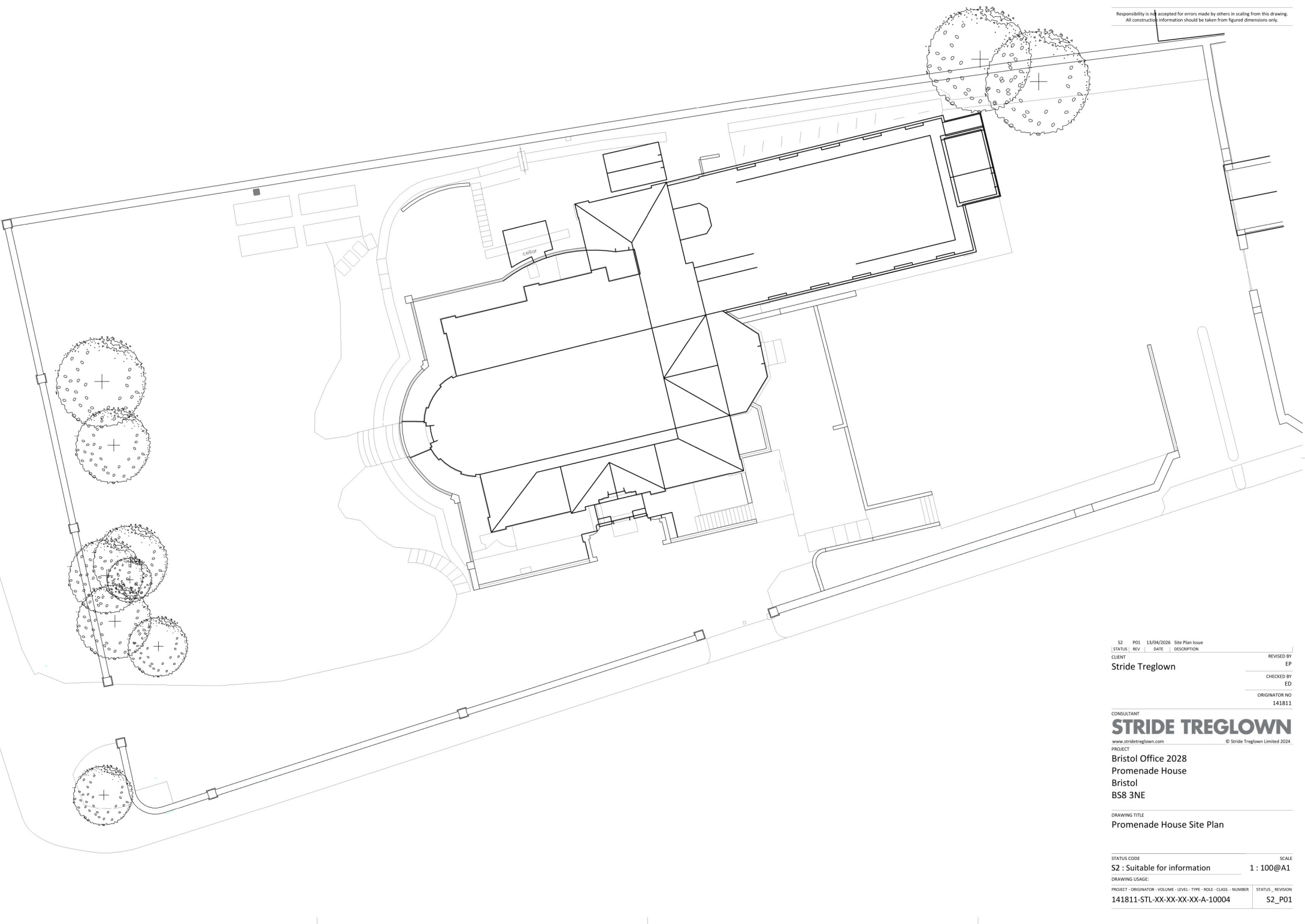
First Floor 1  
1 : 100



Second



Basement



S2	P01	13/04/2026	Site Plan Issue	
STATUS	REV	DATE	DESCRIPTION	REVISED BY
				EP
CLIENT				CHECKED BY
Stride Treglown				ED
CONSULTANT				ORIGINATOR NO
STRIDE TREGLOWN				141811

PROJECT  
Bristol Office 2028  
Promenade House  
Bristol  
BS8 3NE

DRAWING TITLE  
Promenade House Site Plan

STATUS CODE	S2 : Suitable for information	SCALE	1 : 100@A1
DRAWING USAGE:			
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER	141811-STL-XX-XX-XX-XX-A-10004	STATUS - REVISION	S2_P01