



📍 FREEHOLD FOR
SALE WITH
POTENTIAL
RESIDENTIAL
CONVERSION

🏠 SIZE (GIA)
13,447 sq ft
1,249 sq m

🏠 SIZE (NIA)
8,581 sq ft
797 sq m

£ GUIDE PRICE
£2.5m - £2.75m

FOR SALE
VACANT POSSESSION



THE OPPORTUNITY

An exceptional and rare opportunity to purchase this impressive freehold property in one of Clifton's most prime locations.

- This commanding period building offers an abundance of character, with an elegant entrance hall leading to a range of generously proportioned and light-filled rooms. Presented to a good standard throughout, the property combines period charm with a versatile internal layout and offers excellent potential for conversion to a substantial residential dwelling or apartments.
- Private, double gated 'in and out' driveway with manicured lawn and large car park to the front and rear.
- Currently in use as offices, but would suit other commercial / employment uses (STP).
- Potential for conversion to an exceptional family residence (STP).
- Potential redevelopment opportunity into high end apartments (STP).
- Freehold for sale with Vacant Possession.



LOCATION

Taylor Maxwell House (originally named Avonside House in 1839) occupies a prime position on The Promenade, overlooking Clifton Down in one of Bristol's most prestigious commercial and residential districts. Situated in the heart of Clifton, the property is a short walk from Clifton Village, Whiteladies Road and Bristol city centre, whilst enjoying the open green setting of The Downs, one of the city's most celebrated public spaces. The location combines the character and amenity of Clifton's historic environment, with excellent connectivity via road, rail and public transport.

Clifton

Clifton is widely regarded as Bristol's premier business and residential address. Known for its elegant Georgian and Victorian architecture, independent boutiques, cafés and restaurants, the area attracts a diverse mix of professional occupiers, creative businesses and high-income residents.

The neighbourhood benefits from its proximity to the University of Bristol, Clifton Village and the iconic Clifton Suspension Bridge, whilst Bristol Temple Meads and the M4/M5 motorway network are readily accessible. The result is an established and highly desirable commercial environment that continues to attract occupiers seeking a prestigious city location.

Bristol

Bristol is the commercial capital of the South West and one of the UK's leading regional business centres, with strengths in technology, financial services, aerospace, professional services and creative industries. The city benefits from a highly skilled workforce, supported by its internationally recognised universities and strong business community. Excellent transport connections include direct rail services to London Paddington, access to the M4 and M5 motorway networks, and Bristol Airport serving a range of domestic and international destinations.

Consistently ranked among the UK's most desirable places to live and work, Bristol combines a dynamic economy with an outstanding quality of life, offering a rich mix of culture, heritage, green space and waterfront amenities.

HERITAGE

Originally constructed in 1839 and designed by renowned Bristol architect R.S. Pope, Taylor Maxwell House is an impressive Grade II* listed Neoclassical building. Its elegant limestone façade, Doric columns and first-floor balcony form part of the distinguished architecture of The Promenade overlooking Clifton Down.

Today, the property provides an impressive office headquarters, combining historic character with modern business accommodation in one of Bristol's most sought-after locations.



DESCRIPTION

The property occupies a commanding frontage onto Clifton Down and is approached via an impressive 'in and out' driveway, which encircles an attractive front lawn. A mature beech hedge provides a good degree of privacy from the road, while the driveway continues to the rear of the property, where there is generous on-site car parking.

Internally, the property provides office accommodation arranged over lower ground, ground, first and second floors. The accommodation retains a wealth of period character, with a number of impressive rooms, including a particularly striking first floor boardroom. Some rooms have been subdivided over the years to suit office occupation, offering scope for reconfiguration to suit an incoming occupier.

The lower ground floor benefits from good levels of natural light, while an impressive central staircase provides an attractive focal point to the building.

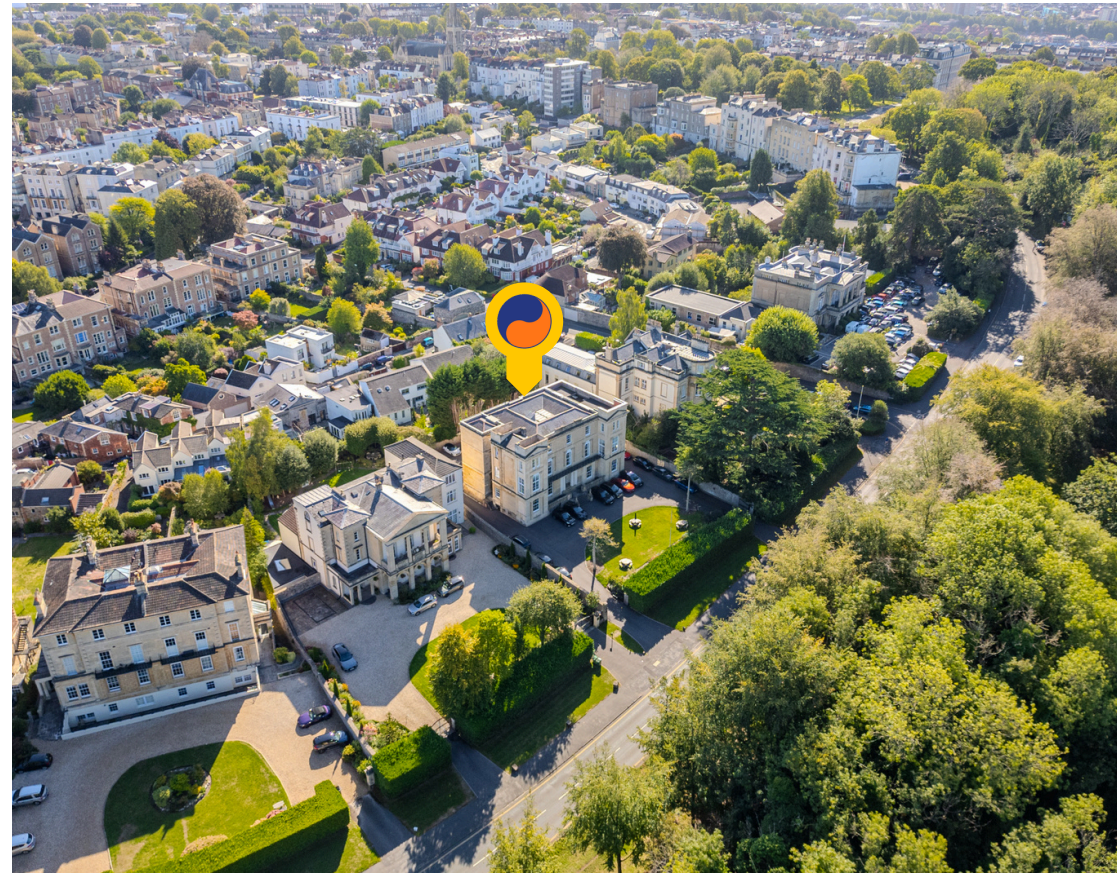
ACCOMMODATION

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
TOTAL (NIA)	8,581	797
TOTAL (GIA)	13,443	1,249

CAR PARKING / EXTERNAL SPACE

A private gated 'in and out' driveway provides generous parking to the front of the building, complemented by an attractive area laid to lawn with well established landscaping. In addition to this, there is also a substantial car park to the rear of the building, (which could suit a garden if considering a change of use to residential).





PLANNING

Use Class E – therefore suitable for a wide range of uses. We are of the opinion that the property will suit other commercial, employment and residential uses (subject to planning).

LISTING

We understand that the property is Grade II* Listed, and is within a Conservation area.
[Historic England Listing](#)

TENURE

The freehold is available to purchase with Vacant Possession.

GUIDE PRICE

£2,500,000 - £2,750,000.

EPC

The property has an [Energy Performance](#) Rating of E (111).



BUSINESS RATES

In accordance with the [Valuation Office Agency](http://www.voa.gov.uk) website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £165,000

Rates Payable (2026): £79,200

NB: All parties are advised to make their own enquiries to verify this information.

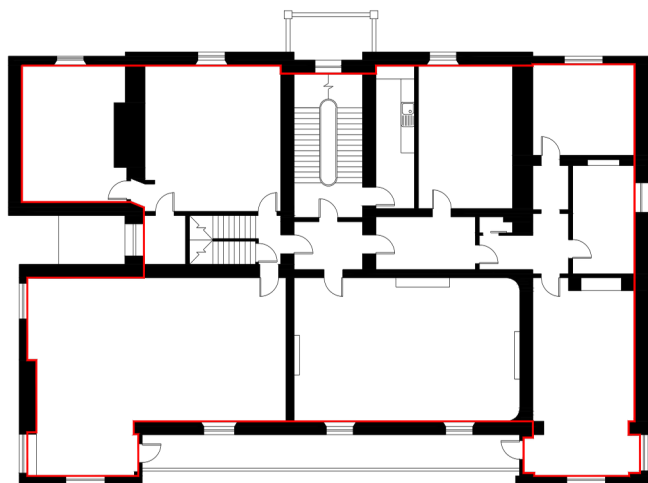
VAT

We have been advised that the building is not VAT elected.

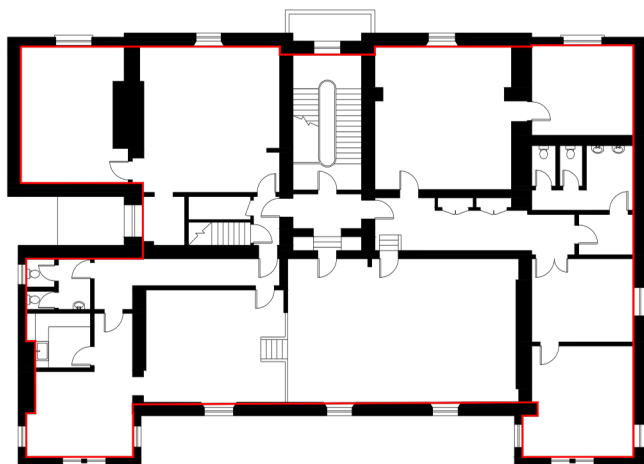
LEGAL FEES

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

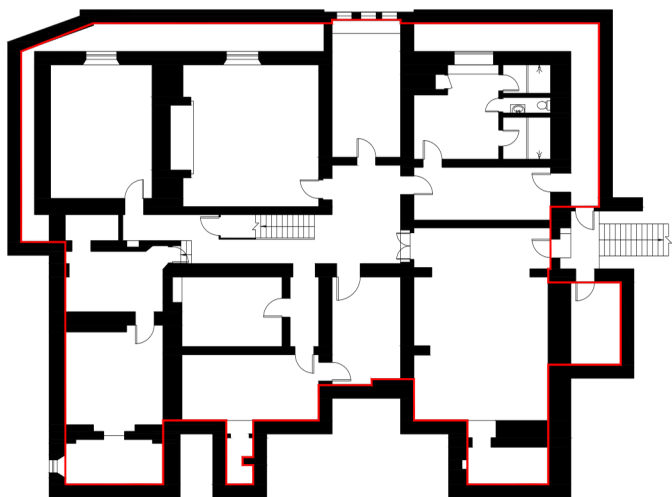




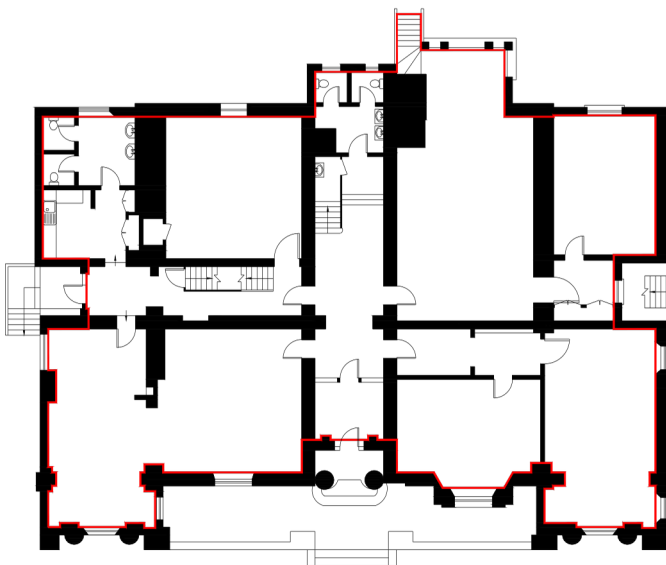
First Floor



Second Floor



Basement



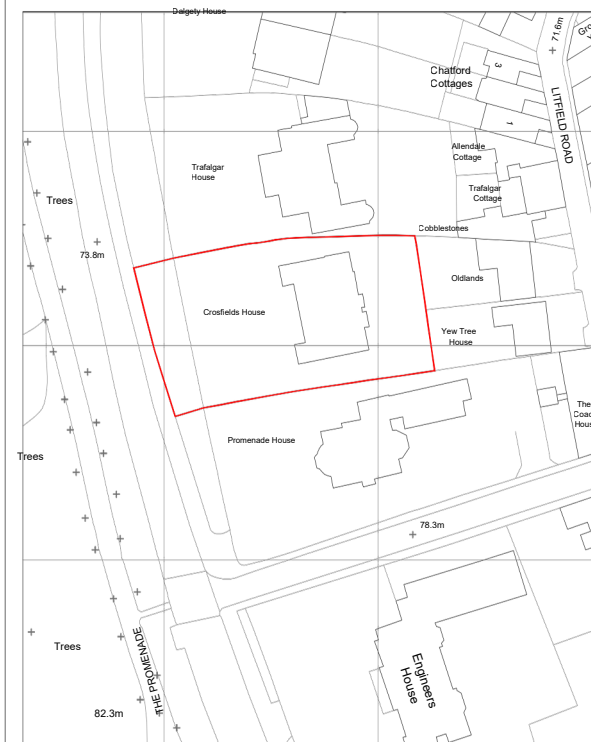
Ground Floor



Gross Internal Area = 13,443.05 sq ft / 1,248.90 sq m

Land Registry Note
This drawing has been created in accordance with the guidelines included in the Land Registry Practice Guide 40.

Extent Of Demise



LOCATION PLAN
1:1250

0m 20m 40m 60m
Scale 1:1250

ADDRESS

Taylor Maxwell, Clifton Down,
Clifton, Bristol, Bristol City, BS8 3NW

DRAWING TITLE

LAND REGISTRY PLAN

0m 2m 4m 6m 8m 10m
Scale 1:200

SCALE	SIZE	DATE
1:200	A3	07/09/2026



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

SEPTEMBER 2026



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