1 ST PAULS ROAD, CLIFTON, BRISTOL, BS8 1LX

BURSTON COOK
0117 934 9977



- FREEHOLD HQ OFFICE FOR SALE WITH UP TO 7 CAR PARKING SPACES + A FURTHER 2 SPACES
- SUITABLE FOR VARIOUS COMMERCIAL USES - OFFICE, MEDICAL, EMPLOYMENT ETC
- SIZE (NIA)
  2,383 sq ft
  222 sq m
- £ PRICE / RENT
  OIRO: £780,000 (to buy)
  OIRO: £55,000 pax (to rent)

FOR SALE / MAY LET

THE OPPORTUNITY

A fantastic opportunity to acquire a fine freehold HQ in Clifton, Bristol.

- A bright and light period office with attractive entrance hall which has been maintained to a good standard.
- Currently in use as offices, but would suit other commercial uses or residential uses —subject to planning.
- Approximate NIA area of 2,384 sq ft (222 sq m)
- On site car parking for approx 6/7 cars plus potential to double park a further 2 cars.
- Freehold for sale, or alternatively the property is available to rent, by way of a new lease.

LOCATION

The property is located on St Pauls Road in Clifton and occupies a highly desirable and well-connected location just off Whiteladies Road, one of the area's principal commercial and lifestyle thoroughfares. This stretch of St Pauls Road sits within the prestigious Clifton district, known for its mix of elegant Victorian and Georgian architecture, vibrant shops, cafés, bars and restaurants, and excellent transport links, including Clifton Down railway station and nearby bus services.

The road is within comfortable walking distance of Clifton Village, Whiteladies Road and University of Bristol, and offers easy access into Bristol city centre, the Harbourside and Temple Meads transport hub, making it a prime location for businesses seeking a central professional address with strong local amenities.





DESCRIPTION

1 St Paul's Road comprises a well-presented and well-maintained end-of-terrace period office building in Clifton, with frontage onto both St Paul's Road and Sunderland Place.

The accommodation is arranged over ground, lower ground and two upper floors, benefiting from carpet flooring, neutral decorations, office lighting, WCs and kitchenettes. The lower ground floor enjoys good natural light, providing attractive and usable additional office accommodation. To the side of the property is a gravelled external seating area and there is parking directly outside the front of the building.

TENURE

The freehold interest is offered for sale with offer sought in the region of £780,000 (plus VAT). The sale is subject to vacant posession.

Alternatively a letting of the property may be considered, by way of a new full repairing and insuring lease for a term of years to be agreed, at a quoting rent of £55,000 pax.



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
LOWER GROUND FLOOR	580	54
GROUND FLOOR	747	70
FIRST FLOOR	521	49
SECOND FLOOR	535	50
TOTAL (NIA)	**2,383**	**222**

CAR PARKING

To the front of the property is parking for approx. 6/7 cars with a dropped curve which means a further two cars can park directly on the road.

PLANNING

Use Class E – therefore suitable for a wide range of uses. We are of the opinion that the property will suit other commercial and residential uses (subject to planning). We understand that the property is Grade II Listed, and falls within the Conservation area.

EPC

The property has an Energy Performance Rating of C (72).

BUSINESS RATES

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

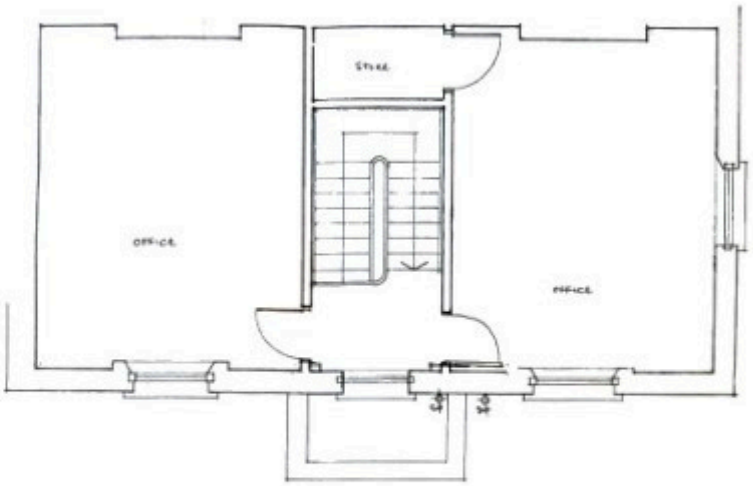
Rateable Value: £51,000
Rates Payable (2026): £24,480

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

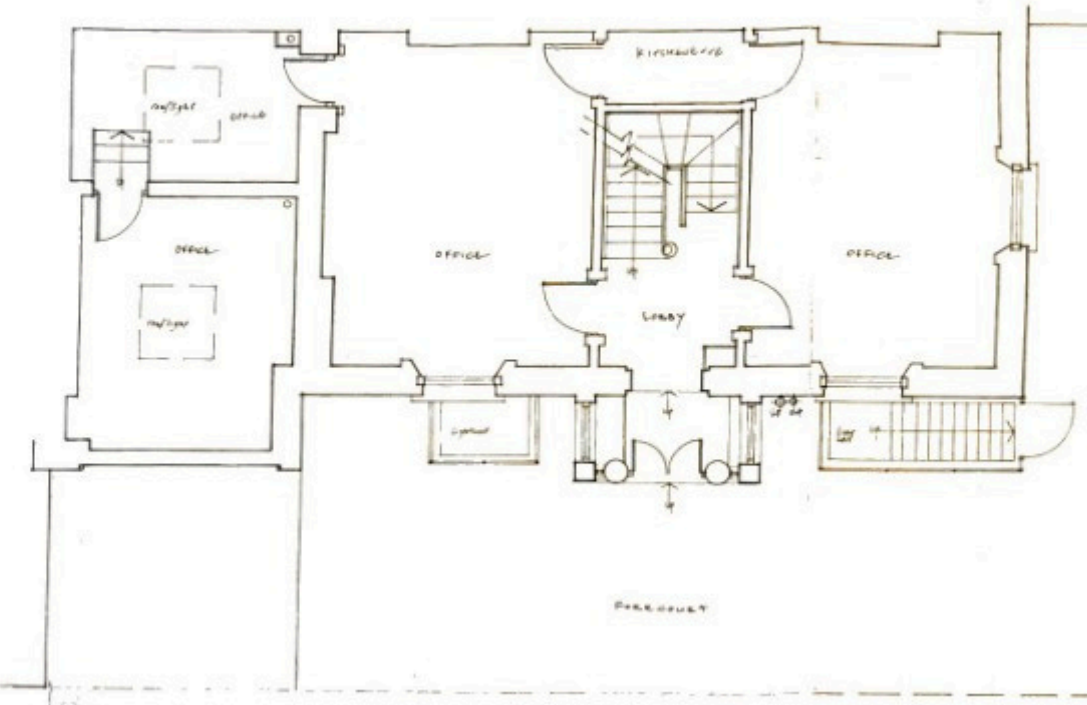
VAT

The property is elected for VAT.

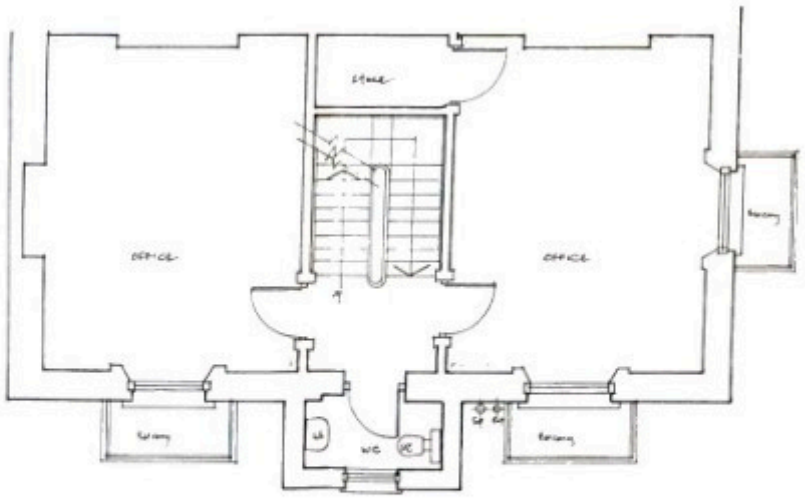
There is currently a tenant in situ whose lease expires at the end of March 2027, therefore the sale could be treated as a Transfer of a Going Concern (TOGC) whereby we understand that VAT will not be payable. Interested parties are advised to make their own investigations with their financial advisor / accountant.



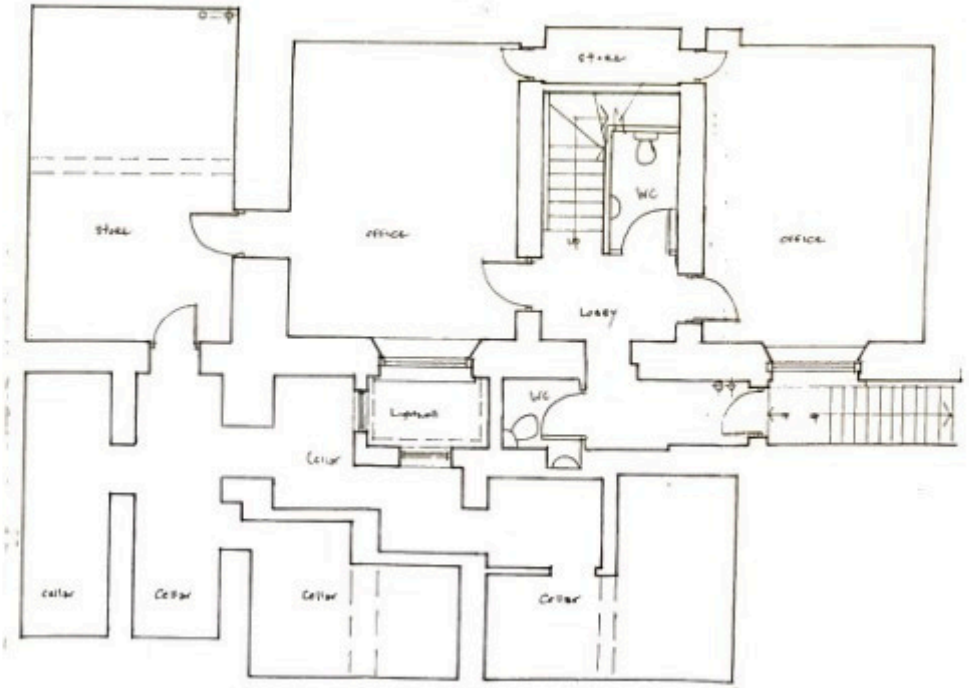
Second Floor



Ground Floor



First Floor



All dimensions to be
site by the Contractor
dimensions are to be
All discrepancies must
to the Architect imme

Revisions

PAUL J M BRE
consultant archi
57a ALMA ROAD CL
BRISTOL BS8 2BG

1 St. Pauls Road
Clifton Bristol BS8

As Existing - Floor

Scale
1:50 @ A1

LEGAL FEES

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

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
October 2026



CONTACT

FINOLA INGHAM FRICS

0117 934 9977

Finola@burstoncook.co.uk

WEBSITE

www.burstoncook.co.uk

ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN