



FOR SALE OR TO LET

ALMA COURT, 76 ALMA ROAD, CLIFTON, BRISTOL, BS8 2DJ
APPROX. 3,107 SQ FT NET (288.70 SQ M)

LOCATION

The property is located on the eastern flank of Alma Road close to the junction with Whiteladies Road within the superior suburb of Clifton. Alma Court lies 1 mile west of Bristol city centre and close to the Clifton Down Shopping Centre and railway station and opposite the Clifton Down multi story car park.

The building lies within easy walking distance of the many retail and leisure outlets on Whiteladies Road as well as the University of Bristol and BBC.

DESCRIPTION

The property comprises a mid-terraced office building with a Bath stone front elevation incorporating a shop front, and with two upper floors and a basement.

The property is arranged as office/studio accommodation with a ground floor showroom.

The building is served by gas-fired central heating.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

Basement Offices:	230 Sq ft	21.38 Sq m
Basement Kitchen:	34 Sq ft	3.16 Sq m
Basement Storage:	138 Sq ft	12.82 Sq m
Basement Total:	402 Sq ft	37.36 Sq m
Ground Floor Showroom:	378 Sq ft	35.13 Sq m
Ground Floor Offices:	669 Sq ft	62.17 Sq m
Ground Floor Total:	1,047 Sq ft	97.30 Sq m
First Floor Offices:	1,133 Sq ft	105.25 Sq m
Second Floor Offices:	525 Sq ft	48.79 Sq m
Total:	3,107 Sq ft	288.70 Sq m

BUSINESS RATES

Rateable Value "Shop and Premises" £21,000.

TENURE

Freehold.

PLANNING

The most recent use of the property has been as offices. The property is not listed but it is located in the Clifton Conservation Area.

TERMS

The property is available: -

- To Let as a whole
- To Let as a Ground Floor and Basement Retail unit
- For Sale as a whole

QUOTING TERMS

- On the basis of a new full repairing and insuring lease as a whole, Guide Rental £50,000 per annum.
- To Let as a Ground Floor and Basement Retail unit £18,000 per annum exclusive.
- For Sale as a whole Guide Price £725,000.

VAT

All terms quoted are exclusive of VAT where applicable.

EPC

The Building has an EPC 120 E rating.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

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SUBJECT TO CONTRACT AUGUST 2024

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