

In partnership with



778 Fishponds Road

Fishponds, Bristol, BS16 3TX

Former Bank Premises

3,464 sq ft

(321.82 sq m)



- Attractive building suitable for a variety of uses
- Freehold
- Prominent position on Fishponds Road
- All interest to be logged via Offr. Please scan the QR code.

Summary

Available Size	3,464 sq ft
Price	Offers in excess of £325,000
Rates Payable	£15,718.50 per annum
Rateable Value	£31,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Location

Fishponds is a large, residential suburb in the northeast of Bristol, approximately 3 miles from the city centre. Fishponds Road serves as a main arterial route linking to the M32 and the Bristol Ring Road. The area has a population of approximately 37,575 with a diverse demographic of students, young professional and families. Fishponds Road has been undergoing noticeable gentrification over the past decade marked by a shift in demographics, businesses, and housing. The property is located towards the northern end of Fishponds Road, in a prominent position near to an array of independent cafes, bakeries and restaurants. Other nearby occupiers include Greggs, Lidl, Aldi, Morrisons and Superdrug.

The subject property is located within the 'Stapleton and Frome Valley' conservation area.

Description

The property is a semi-detached, purpose built bank, constructed in circa 1978 of red brick with stone detailing and arched windows. The property is arranged over ground, first and basement floors and benefits from a small courtyard to the rear. The accommodation comprises a large banking hall with consulting rooms, staff office and strong room at ground floor. There is a half floor level with WC facilities and store room. The first floor benefits from further WC facilities, staff room and office.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Sales	2,297	213.40	Available
Ground - Ancillary	441	40.97	Available
Basement - Ancillary	104	9.66	Available
1st - Ancillary	622	57.79	Available
Total	3,464	321.82	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

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