



In Partnership with



**CUSHMAN &  
WAKEFIELD**

## 13 High Street

Westbury-on-Trym, Bristol, BS9 3BF

### Former Bank Premises

**4,653 sq ft**

(432.28 sq m)

- Located in the popular suburb of Westbury-On-Trym
- Mid-terrace Class E unit
- Opportunity for redevelopment, subject to planning
- Freehold
- Offers in excess of £425,000

## Summary

<b>Available Size</b>	4,653 sq ft
<b>Price</b>	Offers in excess of £425,000
<b>Rates Payable</b>	£15,616 per annum
<b>Rateable Value</b>	£30,500
<b>VAT</b>	All prices are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Location

Westbury-on-Trym is an affluent, principally residential suburb in north-west Bristol, popular with families and young professionals due to its local amenities and proximity to Bristol City Centre and Clifton Village. Westbury-on-Trym is easily accessible from Bristol City Centre and Clifton via Westbury Road (A4018), leading through the Clifton Downs from the top of Whiteladies Road. The A4018 also provides easy access to J17 of the M5, approximately 3 miles to the north.

The property occupies a prominent high street situation within Westbury-on-Trym, fronting directly onto the central round-about in the village centre. Nearby occupiers include Tesco Express, Loungers, Costa Coffee, a Co-Operative food store, banks, charity shops and as well as local and independent operators.

## Description

The property comprises a mid-terrace, former bank arranged over ground and two upper floors. The property is of part stone, part brick construction beneath a pitched tiled roof. The ground floor front elevation is part glazed, part slate tiled, and the upper floors are a combination of exposed brickwork, and rendered and painted. To the rear, the ground floor extends to the adjoining car park boundary beneath a flat roof. It is located in the 'Westbury on Trym' conservation area.

## Accommodation

The accommodation comprises the following areas:

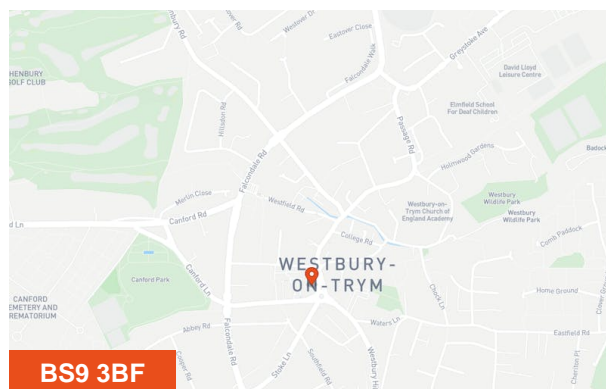
Name	sq ft	sq m
Ground - Sales/Ancillary	2,873	266.91
1st - Ancillary	813	75.53
2nd - Ancillary	967	89.84
<b>Total</b>	<b>4,653</b>	<b>432.28</b>

## Tenure

Freehold.

## Anti-Money Laundering

In accordance with currently 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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### Cushman and Wakefield (Joint Agent)

