

alder king
PROPERTY CONSULTANTS

FOR SALE / TO LET

Fulford House, 237-239 Gatehouse Avenue, Hartcliffe, Bristol BS13 9AQ

Self-Contained, 'Non-Residential Family Centre' – **5,614 sq ft net approx.**
Suitable for a variety of uses.

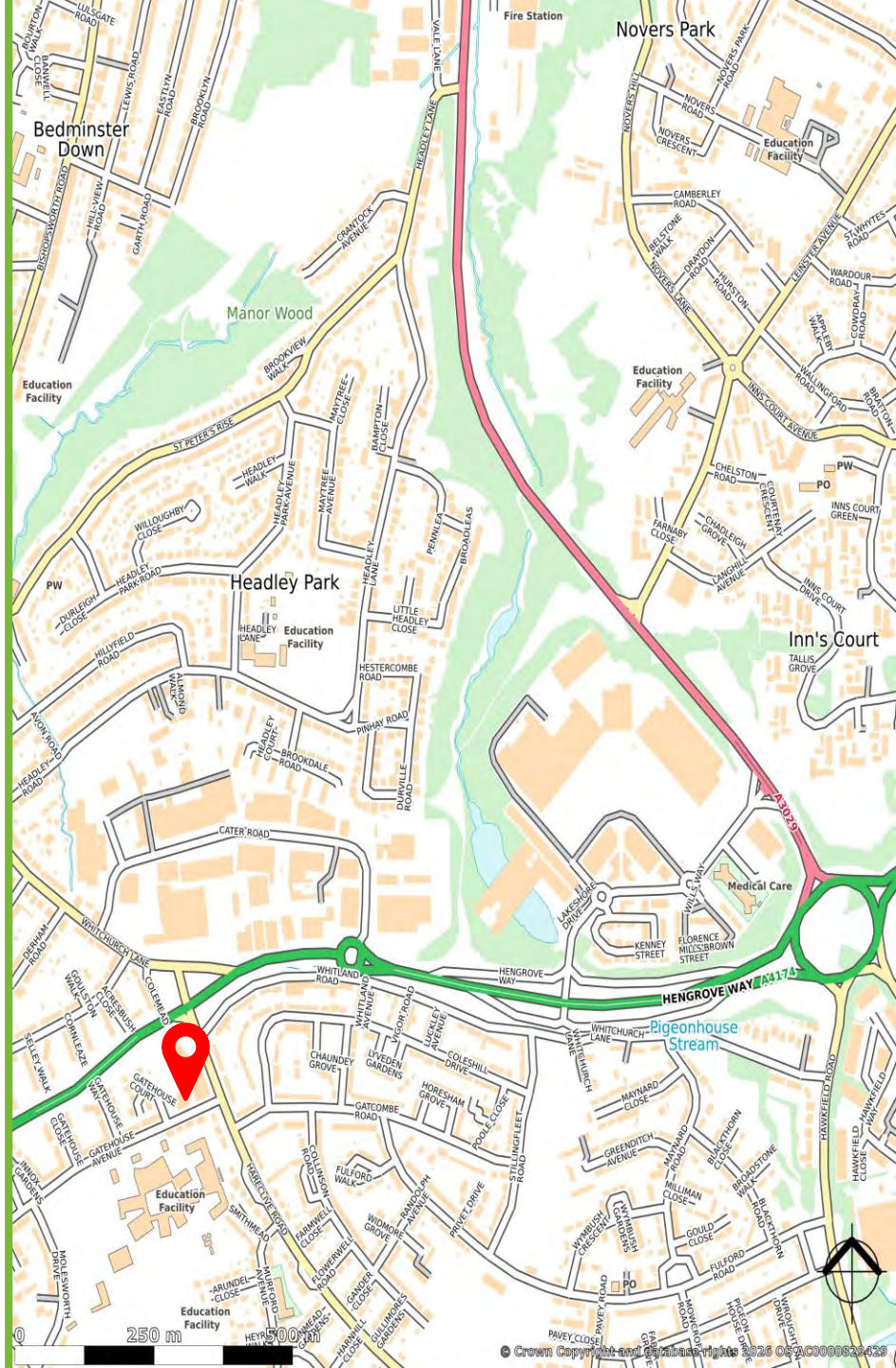
Location

The property is located on Gatehouse Avenue in South Bristol, approximately 4 miles south of Bristol City Centre.

Situated between Withywood and Hartcliffe, the area benefits from good transportation connections making it easily accessible by car and public transport with both Metro Bus (M1), Airport Flyer and numerous bus routes operating along Hengrove Way, Anton Bantock Way and Gatcombe Road.

The property has a range of nearby amenities, including Hengrove Leisure Park and Imperial Retail Park, both which are home of wide variety of national chains.

Bristol	Bristol Airport	Parson Street	Imperial Retail Park
4 miles north	5 miles south-west	1.5 miles north	1 mile east



alder king

PROPERTY CONSULTANTS



Indicative site plan – for illustrative purpose only

alder king

PROPERTY CONSULTANTS



Accommodation

Description
The accommodation consists of a purpose built family centre, comprising a large reception area and a mixture of small meeting rooms / offices, larger rooms used for clinic services or training / activity rooms on the ground floor. At first floor level there are a series of small meeting rooms and offices.

Parking
The property benefits from two secure gated car parking areas capable of parking circa 5-6 cars.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground floor	4,430	411.64
First floor	1,184	110.06
TOTAL	5,614	521.07

Suspended ceilings in part



Gas fired central heating



Secure on-site parking



Recessed lighting



Kitchenette



Large garden area



WC facilities



alder king

PROPERTY CONSULTANTS



Planning | Rates | EPC | Terms

Planning
We are advised that the accommodation has planning consent for 'non residential family centre or approved other use subject to council consent' but any occupier should make their own enquiries to the Planning Department of Bristol City Council.
www.Bristol.gov.uk

Business Rates
Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**.

Energy Performance Certificate
An EPC has been commissioned and will be available for inspection.

AML
A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Tenure
The property is available by way of the disposal of the 125 year long leasehold interest which commenced in 1995 and expires in 2120.

Alternatively, consideration will be given to a new full repairing lease for a term of years to be negotiated.

Purchase Price
The property is offered for sale at a price of £560,000 exclusive of VAT.

Rent
The property is offered to let for £14.00 per sq ft per annum exclusive of VAT.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

alder king

PROPERTY CONSULTANTS



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA
www.alderking.com

Andy Heath
0117 317 1077
07796 693661
aheath@alderking.com

Tom Dugay
0117 317 1094
07974 186462
tdugay@alderking.com

AK Ref: TWD/AH/102444 **Date:** May 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.