

17 CHRISTMAS STEPS, BRISTOL, BS1 5BS

GOODMAN & LILLEY


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A
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17 Christmas Steps

Bristol BS1 5BS

- Commercial/Residential Use
- Historic Bristol Location
- Exisiting Tenants & Income

Location
Situated in the historic and landmark Bristol location of Christmas Steps., between Colston Street and Lewins Mead. The location is a busy and bustling area for footfall with proximity to Bristol City Centre and Broadmead with all the attractions that the a central location provides.

Ground Floor

Commercial Shop
Currently tenanted to a Art shop. The premises is currently rented for £550 per month on a 6 month rolling licence

Living Accommodation
This is currently rented for £1900 per month

Ground Floor
The living area on the ground floor - the seating area opens to a kitchen complete with gas hob and electric oven, fridge, freezer, washer dryer and a range of base and wall units and shelving providing ample storage. Stairs lead up to the first floor.

First Floor
On the first floor is bedroom one which overlooks the front of the property. Also there is a bathroom with WC,, basin and shower over bath.

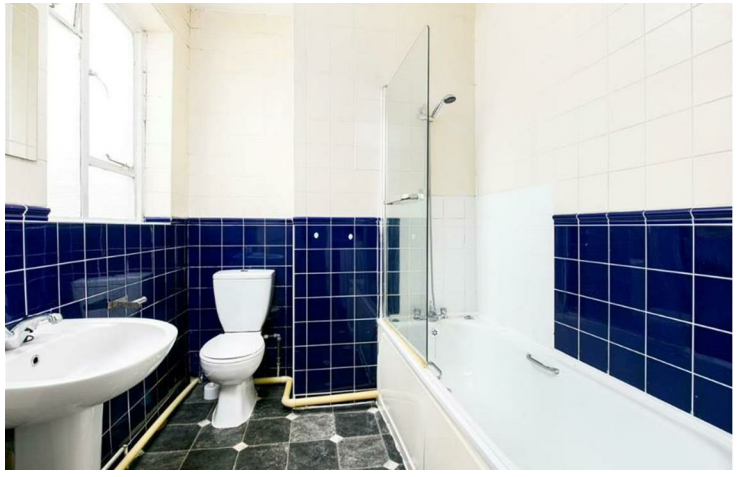
Second Floor
On the top floor are two further good sized double bedrooms.

Lease Info
Currently 88 years unexpired on the lease with rights to renew to 125 years.











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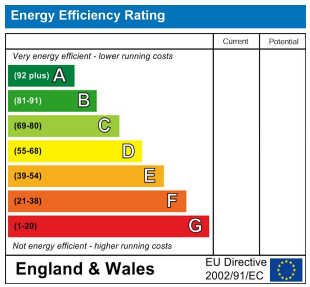
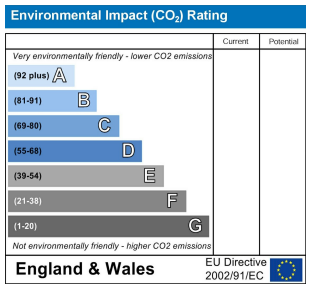

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
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Not environmentally friendly - higher CO2 emissions
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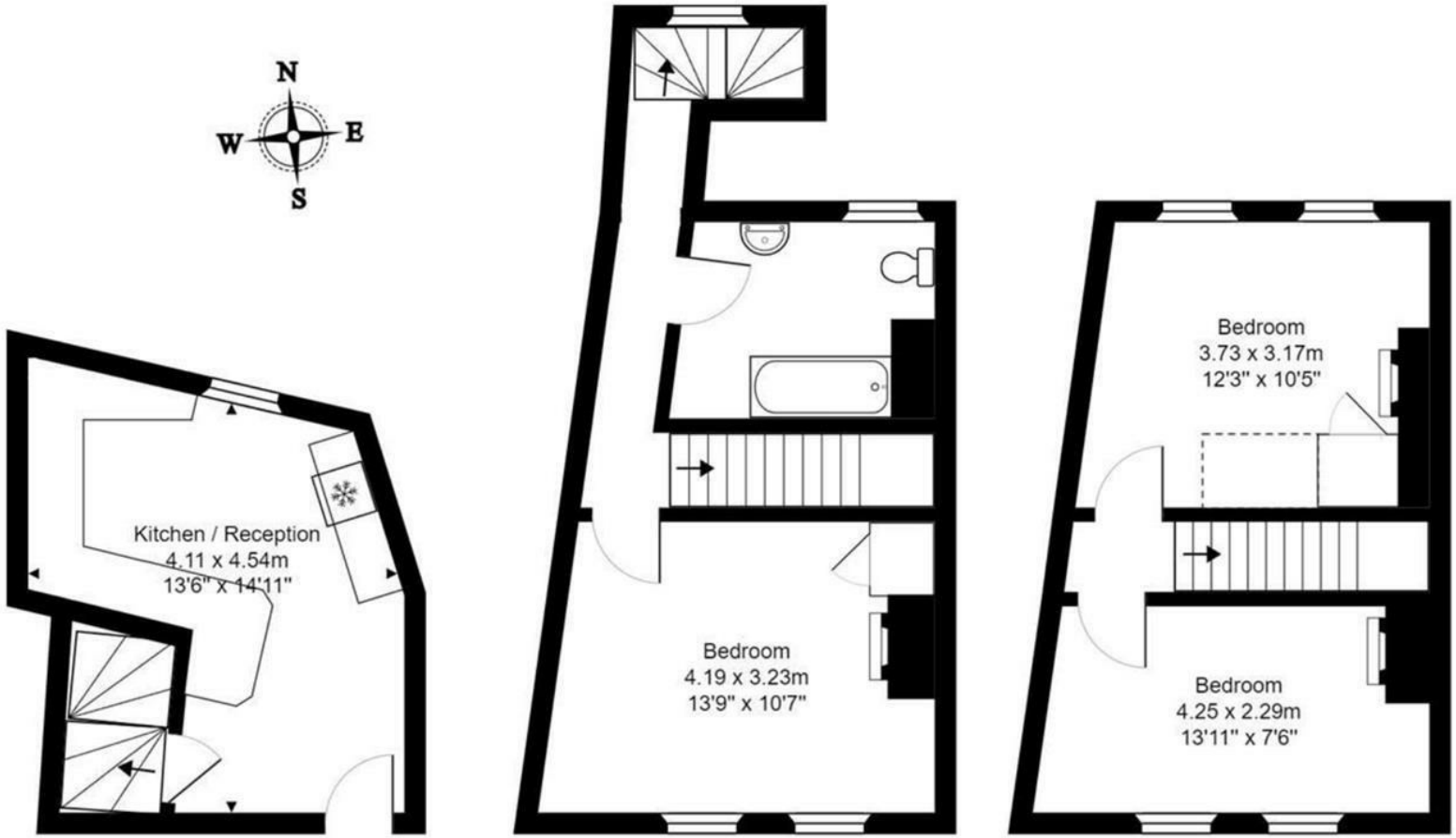

Ground Floor
Area: 17.7 m² ... 190 ft²

First Floor
Area: 28.5 m² ... 306 ft²

Second Floor
Area: 25.9 m² ... 279 ft²

Total Area: 72.1 m² ... 776 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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