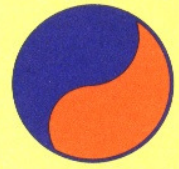


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

ON INSTRUCTIONS FROM DIOCESE OF BRISTOL

FREEHOLD FOR SALE

**CHURCH HOUSE, 23 GREAT GEORGE STREET,
BRISTOL, BS1 5QZ**

***A BEAUTIFUL LISTED HEADQUARTERS OFFICE BUILDING
OF CIRCA 5,560 SQ FT OCCUPYING A PRIME LOCATION
WITH SPECTACULAR VIEWS OVER BRISTOL CITY CENTRE***



- **A STUNNING LISTED BUILDING RETAINING MANY GEORGIAN FIREPLACES AND ORIGINAL FEATURES**
- **WELL MAINTAINED THROUGHOUT**
- **CHARMING WALLED GARDEN TO THE REAR**
- **SPECTACULAR VIEWS OVER BRISTOL CITY CENTRE**
- **5,560 SQ FT (516.7 SQ M)**
- **CAR PARKING AVAILABLE**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The property is situated in a prime location fronting onto Great George Street at the foot of Brandon Hill and within easy walking distance of Queens Road, Clifton and Bristol city centre. There are a variety of office and residential occupiers within the immediate vicinity and an array of retail and restaurant/leisure occupiers along Park Street, which is within just a few hundred metres.

There is pay and display car parking throughout the immediate vicinity plus additional car parking available with the building.

DESCRIPTION

The property comprises a substantial semi-detached Georgian period building of traditional construction under a mansard style tile covered roof.

The main office accommodation is situated over ground, lower ground and three upper floors with a large sub-basement suitable for storage.

The property has been generally well maintained and is fitted throughout to a good standard.

There is a good sized, private walled garden to the rear of the property.

ACCOMMODATION

From scaled measurements, we confirm the approximate total net internal area is in the region of: 516.7 sq m (5,560 sq ft).

CAR PARKING

Five car parking spaces are available within a secure car park forming part of St George's Hall within approximately 75 metres of the building. This car parking will be available by way of a separate lease for a term of 20 years at a rental of £850 per annum, per car space, exclusive. Use of the car parking will be during the hours of 8.00am and 6.00pm Monday to Friday inclusive.

TENURE/PRICE

The accommodation is offered for sale on a freehold basis.

Freehold offers are sought in the region of £950,000.

RATING

We understand that the property is not currently assessed for rating purposes due to the charitable status of the current owners.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

We are informed that VAT will not be chargeable on the rental.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

Burston Cook

FAO: Julian Cook FRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

SUBJECT TO CONTRACT

DECEMBER 2011

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.