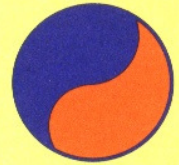


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
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BURSTON COOK

FOR SALE OR TO LET

60 QUEEN SQUARE, BRISTOL, BS1 4JZ

**A RARE OPPORTUNITY TO ACQUIRE A FINE PERIOD
OFFICE BUILDING SITUATED IN A PRIME CITY CENTRE
LOCATION**



- **CIRCA 161.1 SQ M (1,734 SQ FT)**
- **COMPREHENSIVE REFURBISHMENT THROUGHOUT**
- **SUPERBLY APPOINTED AND PRESENTED TO A HIGH STANDARD**
- **A RARE OPPORTUNITY TO ACQUIRE A SINGLE ENTIRE BUILDING WITHIN THE SQUARE**

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

Queen Square is considered to be one of Bristol's prime office locations, being situated close to the waterfront and within walking distance of Bristol's Broadmead shopping centre, encompassing Cabot Circus and Temple Meads railway station.

Queen Square, reputed to be Europe's largest Georgian Square, offers a most attractive working environment with parkland like views over the Square from each of the properties.

Many major office occupiers and local professional practices are located within Queen Square.

DESCRIPTION

The property comprises a substantial period building, which was substantially redeveloped around 1990 and has since been maintained to a high standard.

The accommodation is situated over ground, basement and three upper floors providing high quality period office space which has undergone a comprehensive refurbishment to include:-

- LG7 Lighting
- New painted/plastered walls
- Gas central heating
- Carpeting throughout
- WC/kitchen facilities

ACCOMMODATION (all areas are approximate)

The property has a total net internal area of approximately 1,734 sq ft (161.1 sq m).

TENURE

The vendor may consider the sale of the property, which is held by way of a very long lease for a term of 150 years from 1989 at a nominal ground rent of £800 per annum.

The property is principally offered to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed and subject to four yearly rent reviews.

QUOTING TERMS

Rent - £25,000 pa exclusive
Price: - £450,000

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

We are informed that VAT is not payable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For viewing and further information, strictly through the sole agents: -

Burston Cook

FAO: Julian Cook FRICS/David Ball MSc or Jayne Rixon MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

APRIL 2010

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.