

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

ONLY £345,000...

**OWN YOUR OWN OFFICE IN
QUEEN SQUARE... "a piece of history"**

TO SUIT INVESTOR OR OCCUPIER

27 QUEEN SQUARE, BRISTOL, BS1 4ND



- **ONE OF THE EARLIEST BUILDINGS ON THE SQUARE**
- **A RARE OPPORTUNITY TO PURCHASE YOUR OWN OFFICE BUILDING IN QUEEN SQUARE, BRISTOL**
- **PRIME PERIOD OFFICE BUILDING TOTTALLING C. 152.3 SQ M (1,639 SQ FT)**
- **SITUATED FRONTING ONTO QUEEN SQUARE IMMEDIATELY OPPOSITE WESTMARK DEVELOPMENTS NEW PRIME OFFICE & RESIDENTIAL DEVELOPMENT**
- **WOULD SUIT INVESTOR OR OCCUPIER**
- **GUIDE PRICE £345,000**

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 one of Bristol's prime office areas being situated close to the waterfront and within walking distance of Bristol's Broadmead shopping centre and Temple Meads railway station.

Reputed to be Europe's largest Georgian Square, which over the last 10 years has undergone extensive relandscaping and improvements to reinstate it to its former glory.

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

DESCRIPTION

This substantial self-contained Georgian period building benefits from an attractive Bath stone façade and occupies a prominent position within Queen Square.

The accommodation is situated over ground, basement and three upper floors and is in need of refurbishment.

ACCOMMODATION (all areas are approximate)

The accommodation is situated over ground, basement and three upper floors, in all totaling approximately 1,639 sq ft (152.3 sq m).

TENURE

The property is being sold by way of a long lease of 125 years from Bristol City Council from 1987 at a geared ground rent equating to 5% of the market rent. The current ground rent is c. £800 per annum.

The building is currently occupied, subject to short term tenancies and therefore would suit investors or occupiers.

QUOTING PRICE

£345,000 (Three Hundred and Forty Five Thousand Pounds).

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

VAT

VAT is not chargeable on the sale price.

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

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

SEPTEMBER 2008

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.