

Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

FOR SALE OR TO LET

60 & 61 QUEEN SQUARE, BRISTOL, BS1 4JZ

**A RARE OPPORTUNITY TO ACQUIRE EITHER ONE OF
THESE TWO FINE PERIOD OFFICE BUILDINGS SITUATED
IN A PRIME CITY CENTRE LOCATION**



- **NO. 60 QUEEN SQUARE – CIRCA 156.1 SQ M (1,680 SQ FT)**
- **NO. 61 QUEEN SQUARE – CIRCA 179.8 SQ M (1,935 SQ FT)**
- **SUPERBLY APPOINTED AND PRESENTED TO A HIGH STANDARD**
- **A RARE OPPORTUNITY TO ACQUIRE A SINGLE ENTIRE BUILDING WITHIN THE SQUARE**
- **TO BE FULLY REFURBISHED THROUGHOUT**

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 properties comprise substantial period buildings, each of which were substantially redeveloped around 1990 and have 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 will be redecorated and re-carpeted upon the current occupiers vacating the office.

ACCOMMODATION (all areas are net approximate)

No. 60	156.1 sq m	(1,680 sq ft)
No.61	179.8 sq m	(1,935 sq ft)

TENURE

The vendor may consider the sale of one or other of the properties, each of which are 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 (No. 60) and £954 per annum (No. 61).

The properties are 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 - No 60: £25,000 pa exclusive / No 61:- £32,000 pa exclusive.
Price: - No 60:-£450,000 / No 61:- £550,000

CAR PARKING

Metered car parking spaces are immediately available on the square, with longer term permits available from Bristol City Council upon application.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

We are informed that VAT is not payable in respect of No. 60, however, VAT is payable in respect of No. 61.

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: Jayne Rixon MRICS or Julian Cook FRICS

Tel: 0117 934 9977

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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.