



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
Website: www.burstoncook.co.uk

## FOR SALE

**VACANT POSSESSION GROUND FLOOR COMMERCIAL UNIT**  
**\*\* SUIT OWNER OCCUPIER OR INVESTOR \*\***

### GROUND FLOOR, CRUSADER HOUSE, 12 ST STEPHENS STREET, BRISTOL, BS1 1EL



- **EXCELLENT CITY CENTRE LOCATION NEXT TO THE RECENTLY PEDESTRIANISED & REVAMPED COLSTON AVENUE**
- **OPPORTUNITY TO PURCHASE YOUR OWN OFFICE SPACE ... OR A FANTASTIC INVESTMENT OPPORTUNITY**
- **COMPRISING: -**
  - **GROUND FLOOR COMMERCIAL UNIT (SUITE 1) 1,293 SQ FT**
  - **GROUND FLOOR COMMERCIAL UNIT (SUITE 2) 320 SQ FT**
- **QUOTING PRICE ONLY £300,000 EXCLUSIVE**

SUBJECT TO CONTRACT

## LOCATION

The property is located fronting onto St Stephens Street situated between Baldwin Street and recently revamped Colston Avenue in the heart of Bristol city centre. Broadmead shopping centre and Cabot Circus are all within walking distance and Temple Meads Railway Station is only a 15-minute walk away. The property benefits from being close to numerous retail, restaurant and other leisure facilities, with public car parking available in the immediate vicinity.

## DESCRIPTION

The property comprises two suites at ground floor level in Crusader House. Suite 1 is a self-contained ground floor commercial unit benefiting from WC and kitchen facilities. The unit has been recently refurbished to 'white box spec' include new WC and kitchenette, plastered and decorated walls and ceilings and rendered front elevation. The suite could suite a wide variety of commercial uses and would suite an office occupier following completion of the final refurbishment works required. Suite 2 is a ground floor commercial unit accessed via the communal entrance to the residential parts above. The suite has its own kitchen and WC and could suit a wide variety of commercial uses following completion of the refurbishment works.

## ACCOMMODATION

In accordance with the the International Property Measurement Standards (IPMS 3), the property has the following approximate net internal area:-

|                  |             |                |
|------------------|-------------|----------------|
| Suite 1 (Ground) | 1,293 sq ft | (120.12 sq m). |
| Suite 2 (Ground) | 320 sq ft   | (429.72 sq m). |

## TENURE

The property is available for sale by way of a new long leasehold interest for a term of circa 999 years at a peppercorn rent and on standard effectively full repairing and insuring terms.

## PRICE

Quoting price only £300,000.

## ENERGY PERFORMANCE CERTIFICATE

C 58.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0111-0038-1289-3197-1006>

## BUSINESS RATES

|           |                         |
|-----------|-------------------------|
| Basement: | Rateable Value £15,250. |
| Suite 1:  | Rateable Value £21,750. |
| Suite 2:  | To be assessed.         |

## VAT

We understand that the building is elected for VAT. All prices and rentals quoted are exclusive of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Thomas J Coyte MRICS  
Tel: 0117 934 9977  
Email: tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

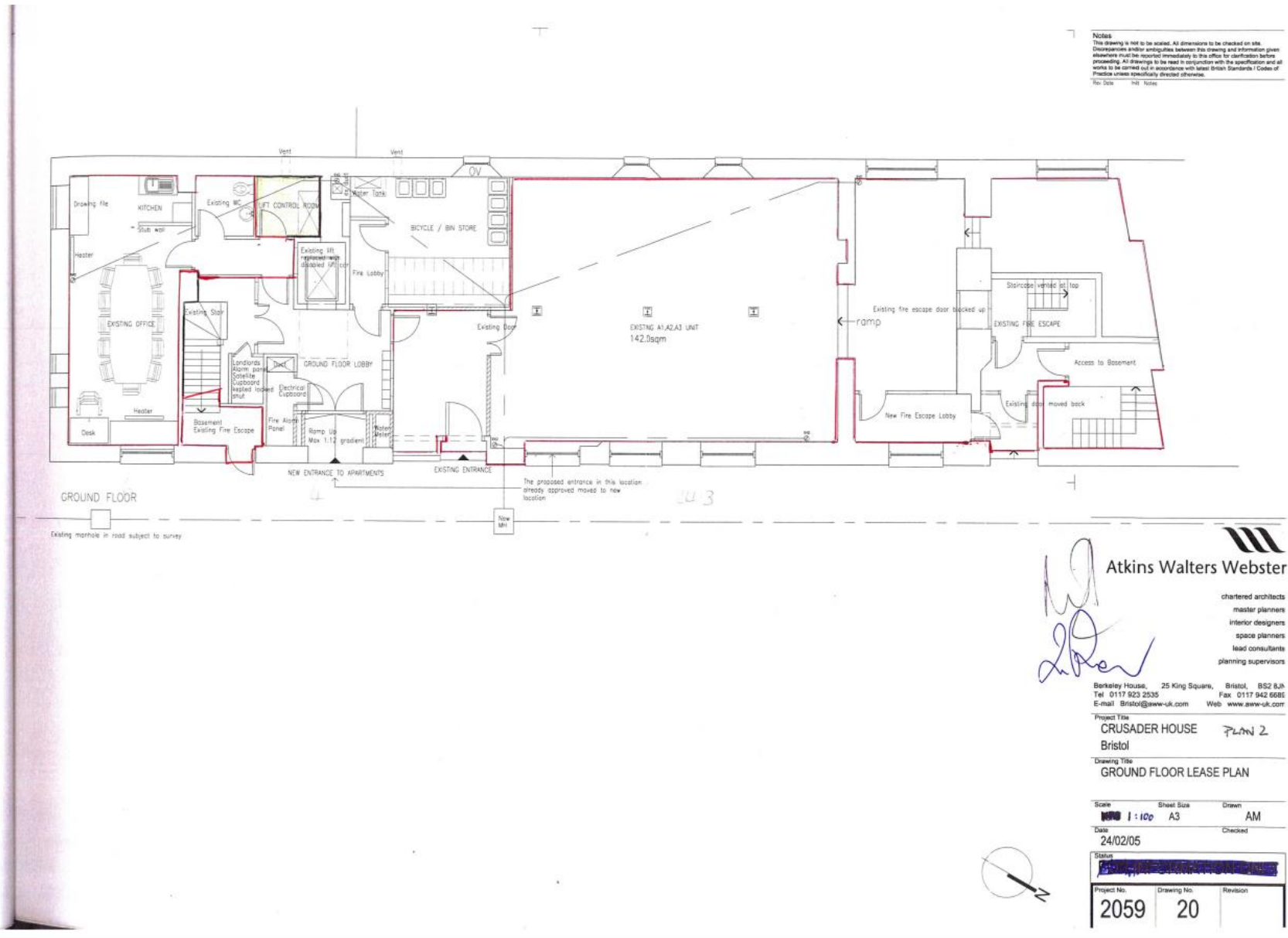
**March 2021**

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.

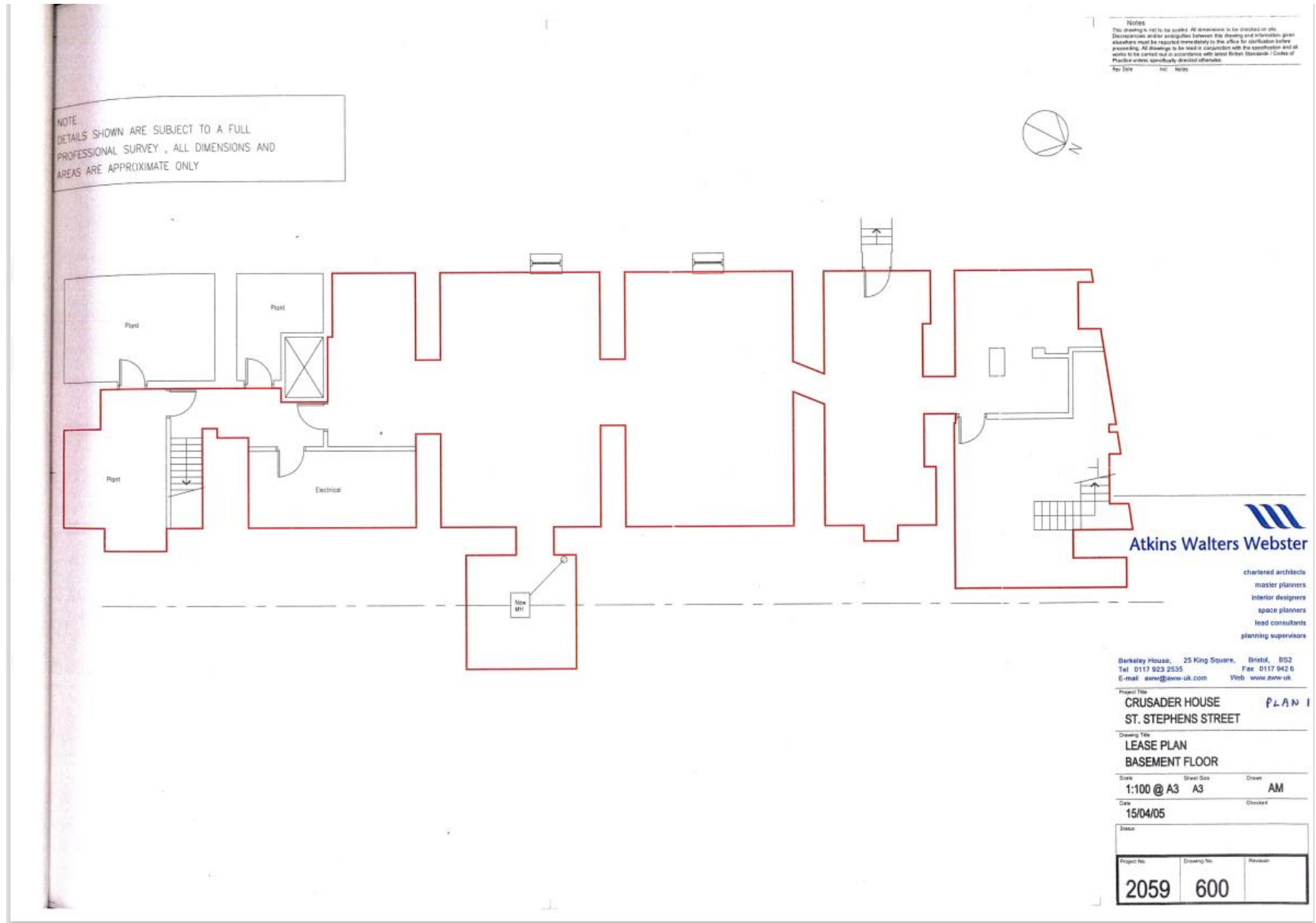


**Control of Asbestos at Work Regulations 2002**

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.



**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.