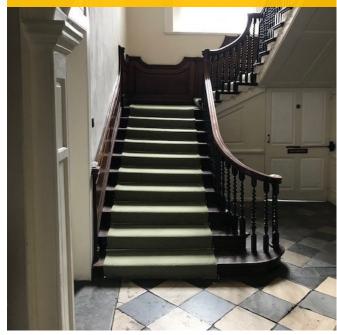
# STATELY PERIOD PROPERTY ON QUEEN SQUARE 29 Queen Square, Bristol, BS1 4ND

# FOR SALE





- A unique opportunity to purchase a substantial commercial property
- Long leasehold for sale
- Excellent position with views across the Square
- Could suit a range of alternative uses (subject to the necessary consents).
- Approximately 4,695 sq ft (436 sq m) NIA.
- Could be combined with an adjacent building to provide a total floor area of approximately 9,467 sq ft (875 sq m) NIA.





#### LOCATION

Queen Square is considered to be one of Bristol's prime office areas situated in the heart of the city centre, offering good access to the inner circuit ring road, which links Bristol Temple Meads Railway Station.

There are a wide variety of amenities close at hand including Broadmead shopping centre, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres. Cabot Circus is also within walking distance.

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and has been greatly enhanced by the re-landscaping of the central square area.

#### DESCRIPTION

Number 29 Queen Square is a substantial Grade II\* Listed period property dating from the Georgian era and comprising a traditional layout for a period property of its time, over ground, basement and three upper floors.

Internally, the property provides traditional period office space with an impressive entrance hall, basement storage space and ornate period features with extensive panelling.

# **ACCOMMODATION**

The property has an approximate net internal floor area of 4,695 sq ft (436 sq m).

29 Queen Square could be combined with an adjacent property to the rear to provide a total floor area of approximately 9,467 sq ft (875 sq m) NIA.

#### **PARKING**

Pay and display visitor car parking is close at hand, together with local NCP car parks.

#### **TERMS**

The property is available for sale by way of the long leasehold being 125 years from 29th April 1994. the lease is subject to a ground rent reviewed on 29th April 1999 and every 5th year thereafter.

#### **PRICE**

On application.

# **USE**

In accordance with the long lease, the current use is as B1 office use.

#### **BUSINESS RATES**

The property requires a new separate assessment. Further information can be provided upon request.

# VAT

We have been advised that the property is elected for VAT.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal fees incurred in this transaction.

#### **VIEWING**

Via the joint agents:

# **Burston Cook:**

FAO: Finola Ingham MRICS

**Tel:** 0117 934 9977

Email: Finola@burstoncook.co.uk

### SUBJECT TO CONTRACT

**Updated September 2022** 

#### Colliers:

FAO: James Preece MRICS

Tel: 0117 917 2000

Email: James.preece@colliers.com

#### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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