

# SUBSTANTIAL WATERFRONT BUILDING

Bristol Sailor's Home, Bristol, BS1 4ND



**FOR SALE**

- Unique opportunity to purchase a substantial commercial property
- Benefits from a predominantly open plan layout and waterfront views
- Long leasehold for sale.
- Potential for alternative uses (subject to the necessary consents).
- Approximately 4,772 sq ft (443 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.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON  
COOK**  
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## LOCATION

The property is situated on The Grove, which backs onto Queen Square, which 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.

## DESCRIPTION

The former Bristol Sailor's Home provides substantial office accommodation which has in the past been the subject of substantial re-design/re-configuration and now provides a predominantly open plan layout over ground, first and second floors. There are a mix of office and meeting rooms, and the building benefits from a passenger lift. The property is in need of some refurbishment.

To the rear of the property there is an external courtyard, via which there is access to an adjacent building on Queen Square and the properties can be available separately or combined.

## ACCOMMODATION

The property has an approximate net internal floor area of 4,722 sq ft (439 sq m).

Bristol Sailor's Home could be combined with an adjacent property fronting onto Queen Square 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 5th September 2003. The lease is subject to a ground rent payable, reviewed on 5th September 2005 and 5th year thereafter.

## PRICE

On application

## USE

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

## VAT

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

## BUSINESS RATES

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

## LEGAL COSTS

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

## VIEWING

Via the joint agents:

### Burston Cook:

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## SUBJECT TO CONTRACT

Updated September 2022

### 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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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