

ATTRACTIVE SELF-CONTAINED OFFICE ON QUEEN SQUARE

47 Queen Square, Bristol, BS1 4LY

FOR SALE



- An attractive, self-contained office building
- “Virtual freehold” for sale with vacant possession
- Within close walking distance of Bristol Harbourside and Temple Meads Railway Station
- Approximate NIA of 2,099 sq ft (195 sq m)
- Approx GIA of 2,795 sq ft (259.70 sq m)
- 2 car parking spaces available located on Queen Square
- Suitable for a range of different uses (STP)



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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COOK**
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LOCATION

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. Pay & Display visitor parking is close at hand together with an NCP car park.

Situated at the heart of the City Centre, Queen Square offers good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

DESCRIPTION

The property is located on the South West side of Queen Square and is a charming mid-terraced, Georgian period property dating from the early/mid 1800's which has been used and occupied as offices for several decades.

The accommodation is situated over ground, basement and three upper floors and is arranged as two rooms per floor, with WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has the following approximate net internal floor areas:-

Basement offices:	453 sq ft	(42.0 sq m)
Basement kitchen/store:	140 sq ft	(13.0 sq m)
Ground floor offices:	321 sq ft	(29.8sq m)
Ground floor store:	62 sq ft	(5.7 sq m)
First floor offices:	374 sq ft	(34.7sq m)
Second floor offices:	376 sq ft	(34.9 sq m)
Third floor offices:	373 sq ft	(34.6sq m)

Total: 2,099 sq ft (194.7 sq m)

Approximate GIA of 2,795 sq ft (259.70 sq m)

CAR PARKING

There are 2 car parking spaces demised with the building, located on Queen Square (Numbers 129 and 130). The car parking is held on a separate long lease for a term of 99 years commencing on 19th August 2022 and subject to a ground rent of £600 per annum.

TENURE

The 'virtual freehold' is available to purchase with vacant possession. This is a 2000 year lease from the 24th June 1922 and subject to a nominal 'peppercorn' rent (to be confirmed).

PRICE

Upon application.

PLANNING

Use Class E – therefore suitable for a wide range of different uses.

BUSINESS RATES

The business rates will need to be reassessed (as they are currently linked with Number 48), however we would highlight that empty Listed Buildings do not attract business rates.

VAT

We have been advised that the building is not elected for VAT.

EPC

As the property is Listed an EPC is not required.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

Burston Cook

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SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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