



FREEHOLD FOR SALE - MIGHT LET

**GUINEA STREET STUDIOS - GUINEA STREET,
BRISTOL, BS1 6SX**



- **A rare opportunity to purchase (or rent) this city centre office building totalling circa 8,500 sq ft (GIA) over three floors plus circa 3 onsite car spaces.**
- **Whilst the property is in good order, the intention is to undertake a refurbishment to provide high quality studio style office space.**
- **Situated just a short walking distance from Bristol Docks and five minutes from Queen Square.**
- **Freehold offers as existing are sought in the region of £1,395,000, (rental and purchase terms after refurbishment on application).**
- **Ideal opportunity for an office occupier to finish the space to their own style and specification.**

SUBJECT TO CONTRACT

LOCATION

The property is situated in Bristol City Centre to the rear of Redcliffe Parade and adjacent to the new premium residential development of The General.

Bristol Docks are within a few minutes walk and Queen Square is within 5 minutes walking distance.

DESCRIPTION

The property comprises a prominent corner building which we understand was largely rebuilt during the 1980s to provide principally open plan office floors.

The building is DDA compliant and benefits from a passenger lift to all floors.

Whilst the building is currently generally in good order, the intention is to carry out a full refurbishment for office use to provide high quality studio style space.

ACCOMMODATION (all areas and dimensions are approximate)

The property comprises an approximate gross internal area of 8,492 sq ft and dependant upon the final refurbishment plans, the net internal area would total approximately 7,400 sq ft plus basement stores of up to 400 sq ft *TBC.

CAR PARKING

There is car parking to the rear for circa 3 cars.

TENURE

Freehold or to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

SALE PRICE

£1,395,000 as existing – (purchase price and rental terms after refurbishment to be advised on application to the sole agents).

PLANNING

We understand that a planning application has been submitted for B1 Office Use.

VAT

The price quoted is exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is not currently available due to the intended refurbishment – status TBC

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

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SUBJECT TO CONTRACT

JULY 2020

Control of Asbestos at Work Regulations 2012

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, 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.

Typical Floor Plan - (NB: Not to scale)

