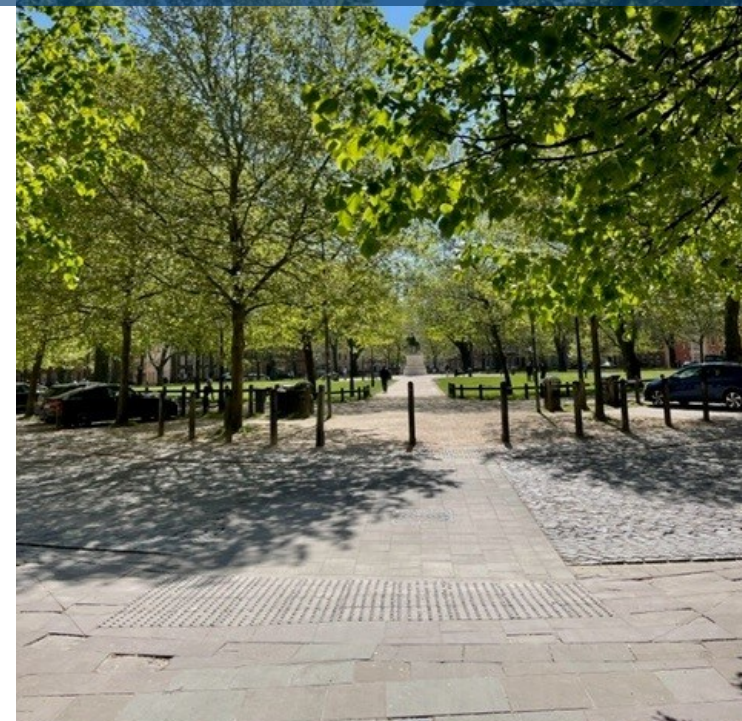


FOR SALE—A FINE GEORGIAN OFFICE BUILDING WITH 4 CAR PARKING SPACES 38 Queen Square, Bristol, BS1 4QS

Now
£495,000



- An attractive, self-contained office building situated on the prestigious Queen Square
- Within close walking distance of Bristol Harbourside, Finzels Reach, Bristol's 'Old Quarter' & Temple Meads Railway Station
- Approximate net internal area of 3,343 sq ft (311 sq m)
- 4 car parking spaces located on Queen Square
- FOR SALE—£495,000 (plus VAT)

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**
0117 934 9977

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 side of Queen Square and is a charming Grade II* Listed office, providing accommodation over four floors. The majority of the rooms to the front of the building are well proportioned providing generous sized rooms with pleasant views overlooking the Square. There is also a useful courtyard garden to the rear, WCs and a shower in the building, together with useful basement stores.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor areas:

Basement Vaults:	592 Sq Ft	(55.0 Sq M)
Ground:	964 Sq Ft	(89.6 Sq M)
First:	730Sq Ft	(67.8 Sq M)
Second:	620 Sq Ft	(57.6Sq M)
Third:	437 Sq Ft	(40.6 Sq M)
Total:	3,343 Sq Ft	(310.6 Sq M)

CAR PARKING

There are 4 car parking spaces demised to the property situated on Queen Square (numbers 7,8,9 & 10). The spaces are held by way of a lease from Bristol City Council for a term of 99 years from 19th August 2022 at a peppercorn rent.

TENURE

The long leasehold interest is available to purchase. This is a long lease drawn for a term of 124 years from 6th February 1997. The current ground rent is £5,050 pa and is to be reviewed to 10% of the open market rent. The latest review date was 6th February 2022 (and 5 yearly thereafter) and at this review date, there was a nil increase. The permitted use is as offices.

PRICE

£495,000, exclusive.

PLANNING

The permitted use under the long lease is as offices.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation:

Rateable Value: £50,000

Rates Payable (2026/2027): £21,600

NB: Empty Listed buildings do not attract business rates.

VAT

We understand that the property is elected for VAT.

EPC

Rating—E (125)

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

FAO: Finola Ingham FRICS / Julian Cook FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2026

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should



