

38 QUEEN SQUARE, BRISTOL, BS1 4QS

BURSTON COOK
0117 934 9977



📍 FOR SALE - A
FINE GEORGIAN
OFFICE
BUILDING

🏠 SIZE (NIA)
3,343 sq ft
311 sq m

🚗 CAR PARKING
4 SPACES
LOCATED ON
QUEEN SQUARE

£ QUOTING PRICE
£495,000 (plus VAT)

FOR SALE
VACANT POSSESSION





THE OPPORTUNITY

- 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)
- Including a useable basement store
- 4 car parking spaces located on Queen Square
- FOR SALE—**£495,000** (plus VAT)

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.

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.



ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate Net Internal Areas:-

AREA	SQ FT	SQ M
BASEMENT STORE	592	55.0
GROUND FLOOR	964	89.6
FIRST FLOOR	730	67.8
SECOND FLOOR	620	57.6
THIRD FLOOR	437	40.6
TOTAL (NIA)	3,343	310.6

PLANNING

The permitted use under the long lease is as offices.

EPC

The property has an Energy Performance Rating of E (125).

BUSINESS RATES

In accordance with the [Valuation Office Agency](http://www.voa.gov.uk) website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £50,000

Rates Payable (2026/2027): £21,600

N.B. All parties are advised to make their own enquiries to verify this information.

VAT

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

LEGAL FEES

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

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.

**CONTROL OF ASBESTOS AT WORK REGULATIONS 2002**

Under the Control of Asbestos at Work Regulations 2012 (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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact. Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK**SUBJECT TO CONTRACT**

July 2026

**CONTACT**

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