

# A PERIOD BUILDING JUST OFF PARK STREET FOR SALE (MAY LET)

8 Unity Street, Bristol, BS1 5HH



- An opportunity to purchase a self-contained building with potential for development / investment / owner occupation
- A self contained office with rear courtyard garden
- Approximately 363 - 2,750 sq ft (33.60–255.50 sq m) NIA
- Suitable for a variety of different uses—office, medical, or residential (to include a single dwelling house, flats or a non-student HMO) STP
- Located just off Park Street benefitting being adjacent to local amenities



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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977



**LOCATION**

Unity Street is one of the oldest parts of Bristol, made up of both the professional and residential sectors. The property is located near College Green and Colston Avenue, and set in an attractive working and living environment. A host of leisure and retail amenities are available within the immediate area including the Bristol Beacon Concert Hall, The Hippodrome, numerous bars / restaurants to include many national, local and independent occupiers such as CowBee, Franka Manca, Nandos, Java, Costa Coffee, Pinkmans Bakery and Swoon.

**CAR PARKING**

There is metered car parking directly outside the front of the building and Trenchard Street car park is a short distance walk away.

**DESCRIPTION**

The property comprises a self-contained period mid terraced office building providing accommodation over ground, first, second floors and third, together with useful basement storage and an attractive courtyard garden.

The property is Grade II Listed and located within a conservation area.

**ACCOMMODATION**

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

Ground floor	576 sq ft	( 53.5 sq m)
First floor	563 sq ft	( 52.3 sq m)
Second floor	570 sq ft	( 52.9 sq m)
Third floor	362 sq ft	( 33.6 sq m)
Basement	679 sq ft	( 63.0 sq m)
<b>Total</b>	<b>2,750 sq ft</b>	<b>(255.5 sq m)</b>

The approximate GIA is 3,270 sq ft (303.8 sq m).

**TENURE**

The property is available to purchase by way of the long 2,000 year lease (from 25/03/1917) rent by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, the property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.







**PRICE / RENT**  
Upon application.

### PLANNING

We understand that property benefits from an existing use as offices, but is suitable for a variety of different uses - medical, or residential (to include a single dwelling house, flats or non-student HMO) STP.

### BUSINESS RATES

At present, each room / floor is separately assessed for business rates purposes.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of D.

### 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.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Luke Dodge MRICS

**Tel:** 0117 934 9977

**Email:** [Luke@burstoncook.co.uk](mailto:Luke@burstoncook.co.uk)

### SUBJECT TO CONTRACT

Updated July 2025

### 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*

