

58

QUEENS ROAD

IMPRESSIVE AND SUBSTANTIAL FREEHOLD FOR SALE WITH
VACANT POSSESSION IN PRIME CLIFTON LOCATION



**BURSTON
COOK**

0117 934 9977

FOR SALE

58 QUEENS ROAD, CLIFTON, BRISTOL, BS8 1RE
7,161 SQ FT (665.25 SQ M) NIA

ON INSTRUCTION OF ALTITUDE
ASSET MANAGEMENT



ALTITUDE
ASSET MANAGEMENT



THE OPPORTUNITY

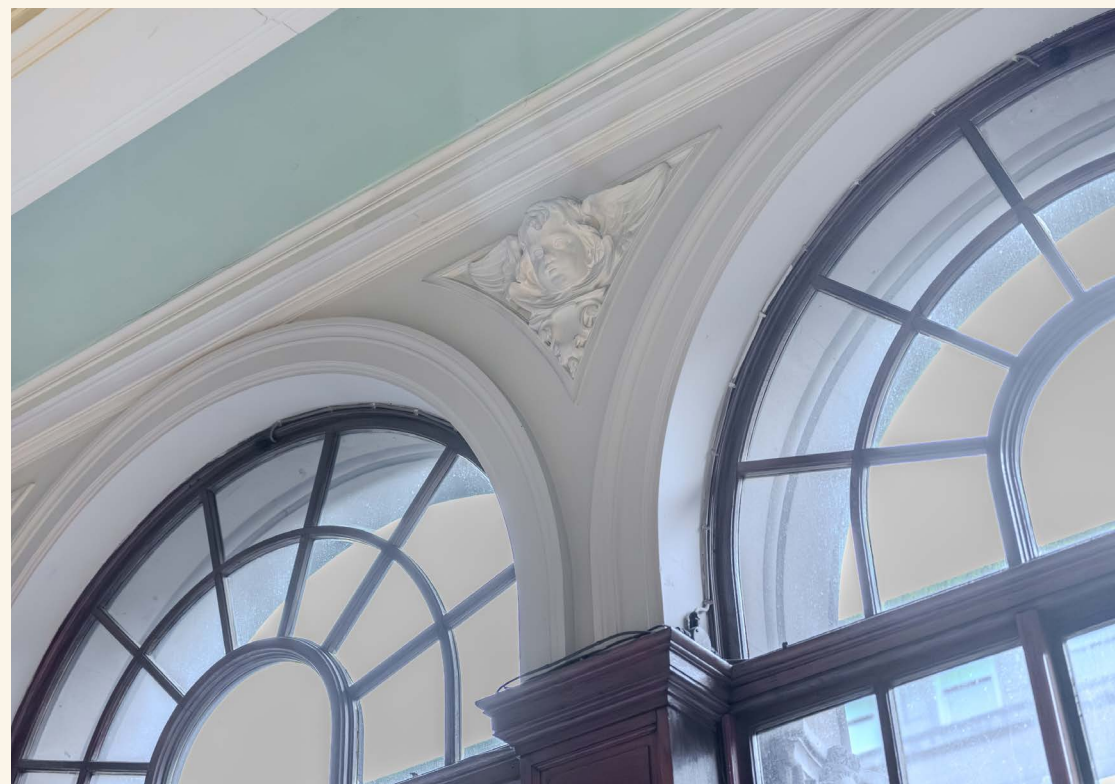
An excellent opportunity to acquire a substantial freehold property with vacant possession in the highly sought-after Clifton area of Bristol. This impressive Grade II Listed building is well suited to owner-occupiers, investors, and developers offering considerable scope for refurbishment or redevelopment, subject to obtaining the necessary consents.

The property occupies an exceptional location with consistently strong demand across a broad range of commercial uses, including retail, leisure, and office, as well as residential uses such as student accommodation, private residential, young professional, and short-stay accommodation.

PROPOSAL

The guide price of £1,500,000 exclusive reflects a low capital value of £187.50 psf based on the approximate GIA of 8,000 sq ft.









DESCRIPTION

The property comprises an attractive and substantial Grade II Listed Victorian building arranged over basement, ground and three upper floors. The accommodation currently includes an impressive former banking hall at ground floor level, benefitting from high ceilings and attractive period features. To the rear of the ground floor are additional offices and storage areas, together with kitchen and welfare facilities. The basement provides former vaults and further storage accommodation.

The first floor comprises office and storage accommodation, along with male and female WC facilities and a kitchenette. The second and third floors provide further office and ancillary accommodation. There is pedestrian access to the rear of the building.

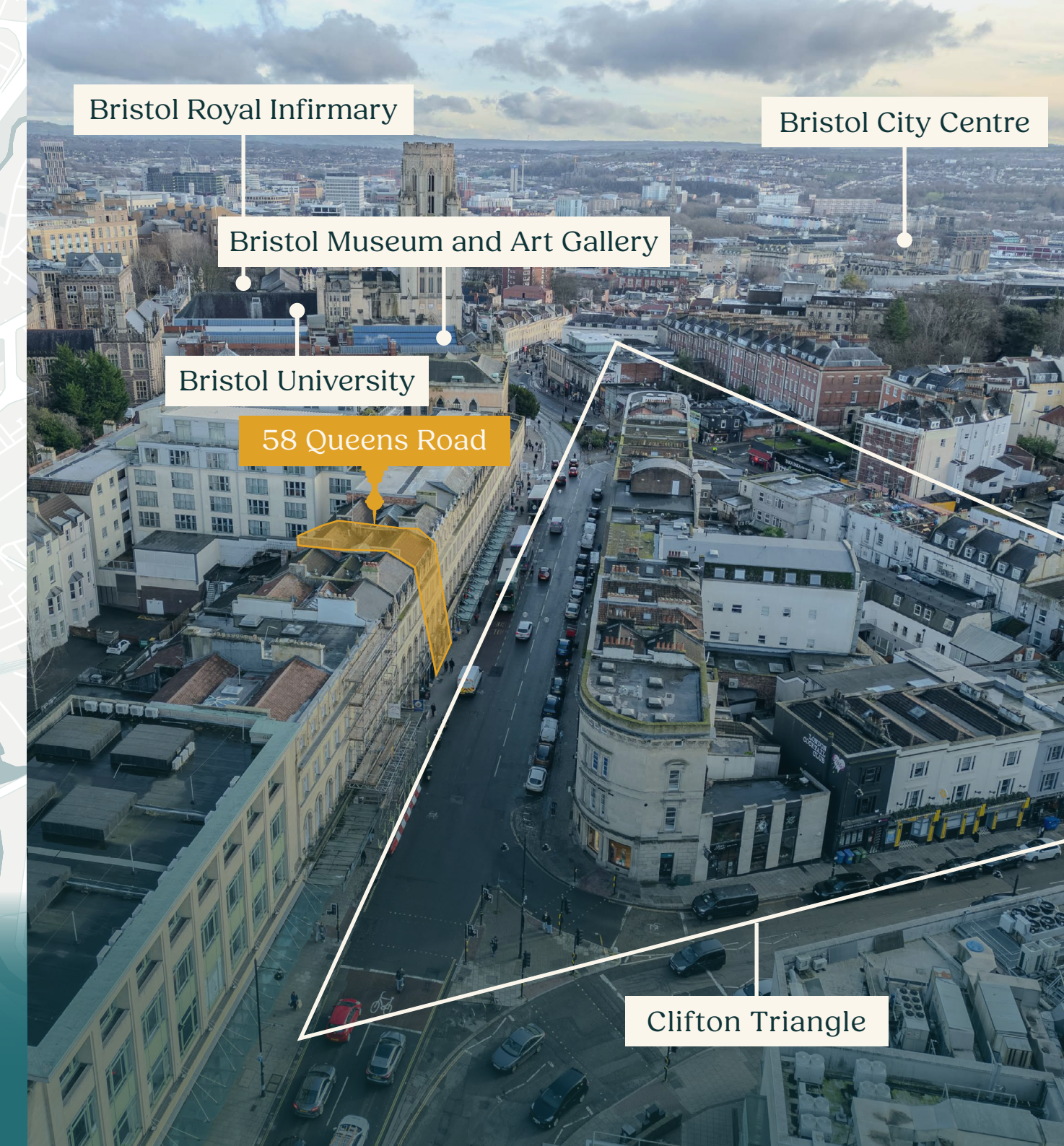




LOCATION

The property occupies a prominent and highly visible position fronting Queens Road in Clifton, Bristol. Clifton is an affluent and popular suburb located approximately 1 mile northwest of Bristol city centre. Bristol University, Bristol Royal Infirmary and Bristol Museum & Art Gallery are all situated in very close proximity.

Queens Road forms part of the well-known Clifton Triangle and represents the prime retail and leisure location within Clifton. The property therefore benefits from exceptionally high levels of pedestrian footfall and excellent visibility to passing vehicular traffic. Nearby occupiers include Waitrose, Sainsbury's, Black Sheep Coffee, Taco Bell, Space NK and Nuffield Health.





ACCOMMODATION

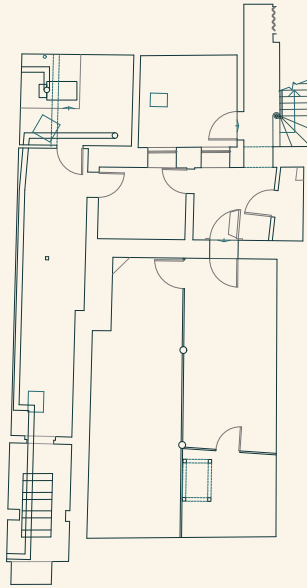
In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

AREA	SQ FT	SQ M
Basement Floor	1,211	112.47
Ground Floor	2,450	227.67
First Floor	1,394	129.52
Second Floor	973	90.36
Third Floor	1,133	105.23
TOTAL	7,161	665.25

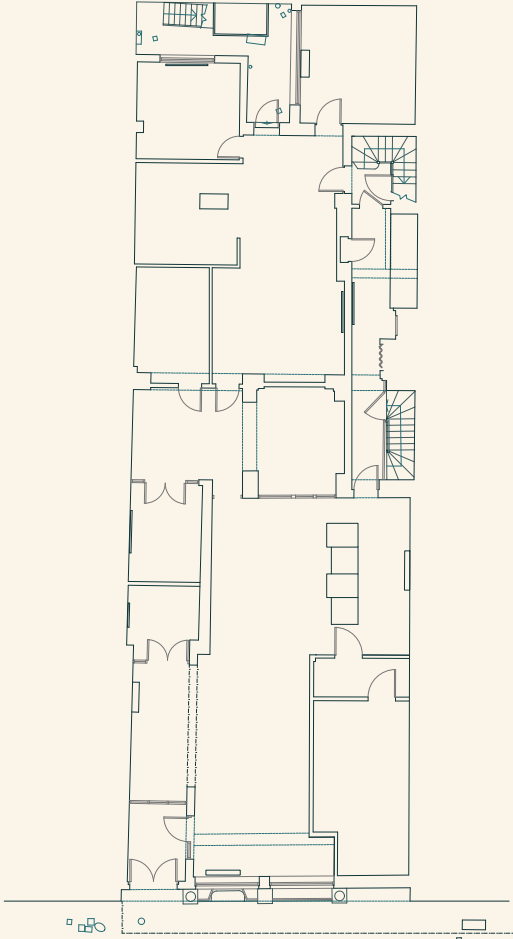
NB: The Gross Internal Area is approximately 8,000 sq ft.

NB: Floor plans for guidance only

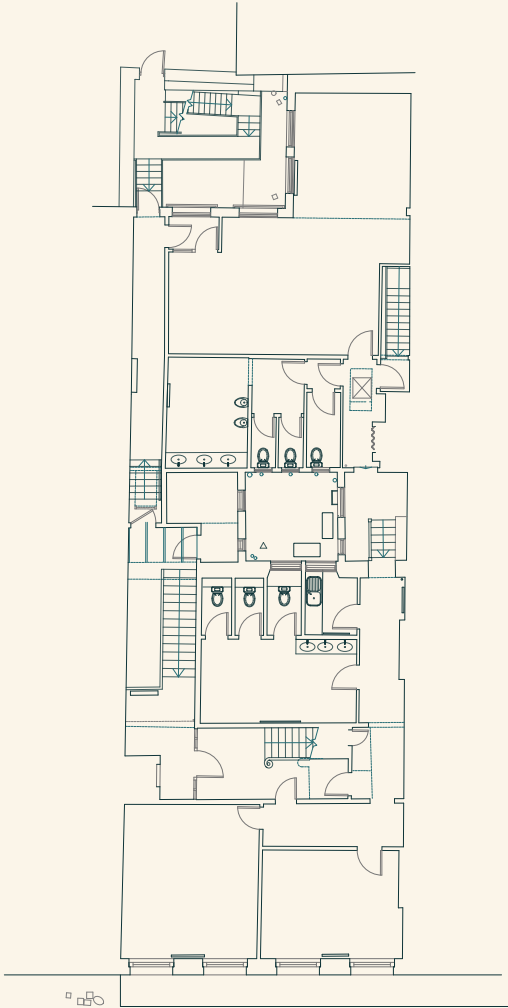
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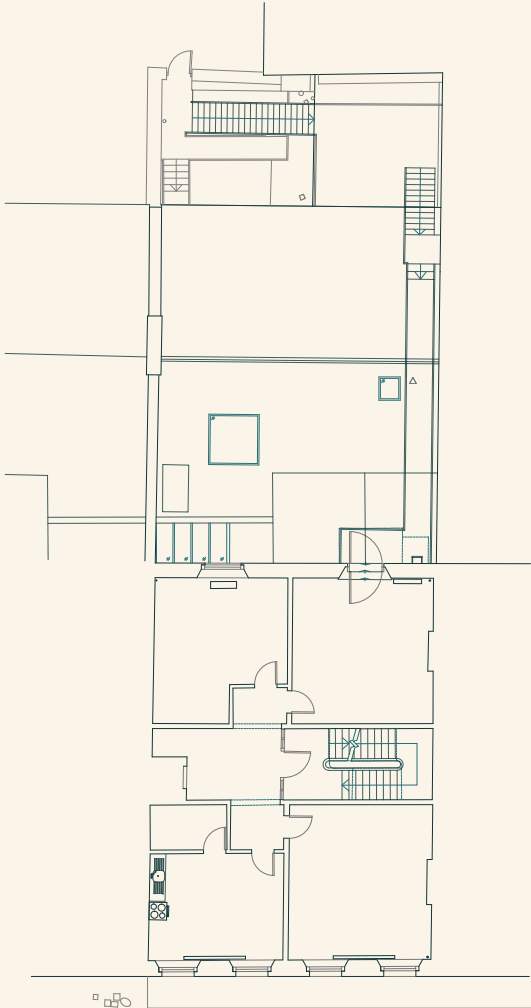
LOWER GROUND FLOOR



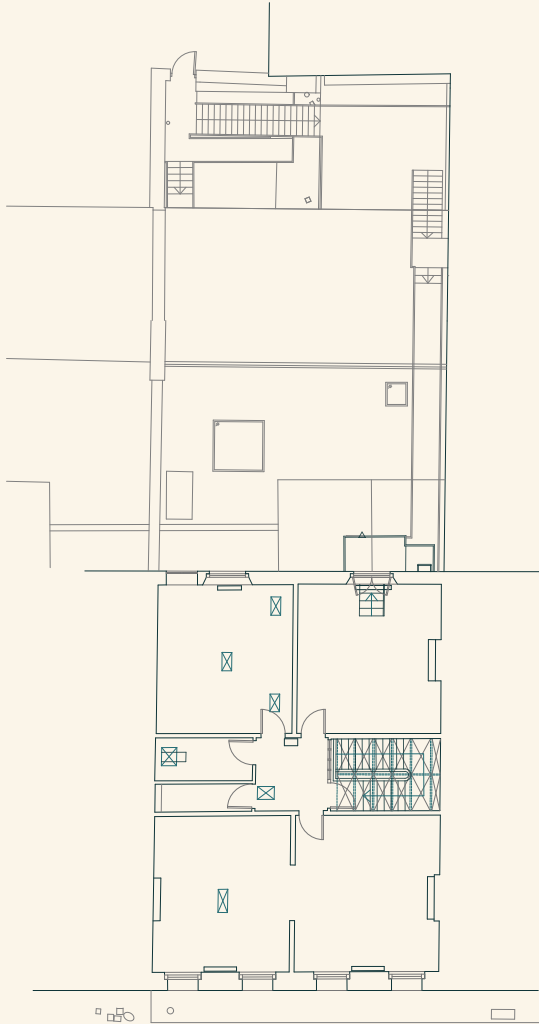
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ADDITIONAL INFO

LEGAL FEES

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

LISTING

The property is Grade II Listed.

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1202477
- Date First Listed: 04 March 1977
- Statutory Address: Royal Promenade, 48-68 Queen's Road, Bristol

BUSINESS RATES

The property has the following Rateable Value: From 1 April 2026: £66,500

Interested parties should make their own enquiries with the local rating authority to confirm the rates payable.

TENURE

Freehold, with vacant possession.

EPC

A copy of the EPC is available upon request.

VAT

All prices are exclusive of VAT if applicable.

PLANNING

We understand that the property currently benefits from planning consent for use as a banking premises within Use Class E. Interested parties are advised to make their own planning enquiries directly with the local planning authority.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO Tom Coyte MRICS

📞 0117 934 9977

✉️ tom@burstoncook.co.uk

Important Notices:

i) **Misrepresentation Act 1967:** This brochure is provided for guidance purposes only and does not constitute an offer or contract.
ii) **Money Laundering Regulations 2017:** Prospective purchasers will be required to provide identification and documentation in accordance with these regulations.
iii) **Control of Asbestos Regulations 2012:** It is the responsibility of the owner or occupier to comply with these regulations, and specialist advice should be obtained where necessary.

