

# FREEHOLD DEVELOPMENT AND INVESTMENT OPPORTUNITY IN PRIME CITY CENTRE LOCATION— 178-182 Hotwell Road, Bristol, BS8 4RP



- Large Freehold Property and plot in Prime Hotwell Location
- Comprising a prominent 8,536 sq ft office building with large car park at the rear and a neighbouring two storey building and parcel of land.
- Opportunity to refurbish or redevelop office building and neighbouring building with further development potential on parking area at the rear (STP)
- To be sold with vacant possession
- Freehold guide price on application



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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0117 934 9977

## LOCATION

The property is prominently situated in an established and popular city centre location fronting onto Hotwell Road which serves as an arterial road into Bristol City Centre and the upmarket residential suburbs of Hotwells, Ambra Vale and Clifton.

## DESCRIPTION

178-180 Hotwell Road is a large 4 storey office building fronting onto Hotwell road, providing accommodation over ground, first, second and third floors with a roof terrace on the top floor. The building has pedestrian access from the pavement at the front and across a bridge to the third floor from the car park at the rear. There is a lean-to garage to the side elevation of the property, which does benefit from a dropped curb but is currently used for storage. Internally there is a spiral staircase from the ground floor entrance to the first floor and access to the second and third floors is by way of an internal staircase on the rear elevation. The offices are fitted out with suspended ceilings, Cat II lighting, ceiling mounted air conditioning cassettes and carpet covered floors. There are kitchenettes and WCs on the first and second floors. .

There is a large parking area to the rear, which is accessed from Rosemont Terrace. The area is laid to tarmac and provides parking for approximately 25 cars.

182 Hotwell Road is a detached property over two storeys which sits on a plot of approximately 0.053 acres. The property is currently derelict and the site is overgrown and is not currently in use. This property can be accessed from Hotwell road by a pedestrian door.

## ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standard and confirm the following approximate areas: -

178 Hotwell Road	Sq m	Sq ft
Ground Floor	230.49	2481
First Floor	216.56	2331
Second Floor	228.36	2458
Third floor	117.99	1270
<b>Total</b>	<b>793.4</b>	<b>8540</b>
Garage	85.84	924

182 Hotwell Road	Sq m	Sq ft
Ground Floor	77.85	838
First Floor	77.85	838
<b>Total</b>	<b>155.7</b>	<b>1676</b>

The parking area to the rear is approximately **0.12 acres (5,000 sq ft)**

The entire site is approximately **0.36 acres**

## TENURE

The freehold interest is offered for sale with vacant possession.

## DEVELOPMENT/INVESTMENT OPPORTUNITY

- Redevelopment of office building to provide residential accommodation.
- Refurbishment of office building to provide office accommodation
- Redevelopment of 182 Hotwell road site
- Potential for redevelopment of car park area to the rear
- Prime city centre site.
- Investment value underpinned by the vacant possession value.
- Excellent letting and sales demand from both commercial and residential occupiers.

## PRICE

Unconditional offers for the freehold interest are sought and a guide price can be provided upon application.

Subject to planning offers may also be considered.

## VAT

All prices quoted are exclusive of VAT.

## EPC

An EPC has been commissioned and will be made available upon request.

## LEGAL FEES

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

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

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**Tel:** 0117 934 9977

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

## SUBJECT TO CONTRACT

February 2026

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