

5 HIDE MARKET, WATERLOO ROAD, ST PHILIPS, BRISTOL, BS2 0BH

BURSTON COOK
0117 934 9977



FOR SALE - VACANT POSSESSION

 FREEHOLD OFFICE FOR SALE WITH VACANT POSSESSION	 SIZE (NIA) 2,176 sq ft 202.16 sq m	£ QUOTING PRICE £425,000 + VAT
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THE OPPORTUNITY

A fantastic opportunity to acquire a freehold office close to Bristol city centre.

- Approximately 2,176 sq ft (202.16 sq m) NIA
- Located only a 10 min walk from Bristol Temple Meads Station!
- The property is adjacent to Bristol's Old Market, with plenty of cafes, restaurants and bars within walking distance
- Located only a 10 min walk to Cabot's Circus
- The property is allocated 5 car parking spaces

LOCATION

The property is situated in a prominent position fronting onto Waterloo Street just off Old Market Street which is a vibrant and busy mixed commercial and residential area within close walking distance of Bristol city centre.

Old Market has been the subject of extensive regeneration and in recent years and is situated with Cabot Circus to the north and Temple Quay to the south. Connections are excellent with Bristol Temple Meads Station located circa 0.5 miles away, and the M32 to the north, which in turn provides access to the M5 and M4 motorway networks.





DESCRIPTION

The property comprises a self contained two storey office building, built with red brick elevations underneath a pitched tiled roof. The property in its current use, is a mix of showroom space, storage and office space on the ground floor and predominantly open plan office accommodation on the first floor. The property benefits from a fitted kitchenette, meeting rooms and male, female and disabled W.Cs.

The specification of the office includes suspended ceilings with a mix of LED and Cat II lighting, carpet, laminate and vinyl flooring, double glazed timber framed windows, dado perimeter trunking, gas central heating and x 2 passenger lifts.

CAR PARKING / BIKE STORAGE

The property is allocated 5 car parking spaces. A secure bike storage is also available on site.

TENURE

The freehold interest is offered for sale with a guide price of £425,000 exclusive.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,075	99.90
FIRST FLOOR	1,101	102.26
TOTAL	2,176	202.16

PLANNING

Use Class E – therefore suitable for a wide range of uses.

EPC

A new Energy Performance certificate will be commissioned.

BUSINESS RATES

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

Rateable Value: £23,000

Rates Payable (2026/2027): £9,936

NB: The car parking spaces has a separate assessment and all parties are advised to make their own enquiries to verify this information.

VAT

The property is elected for VAT, therefore VAT be chargeable on the purchase price.

LEGAL FEES

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

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.

AI DISCLAIMER

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

October 2026



CONTACT

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