



FOR SALE / TO LET

📍 GROUND FLOOR OFFICE &
BASEMENT FOR SALE / TO
LET CLOSE TO BRISTOL CITY
CENTRE

🏠 SIZE (NIA)
525 - 2,678 sq ft
(48.77 - 248.77
sq m)

£ PRICE / RENT
POA



THE OPPORTUNITY

- Ground floor office approximately 525 sq ft (48.78 sq m)
- Basement approximately 2,153 sq ft (200 sq m)
- Available for sale or to let
- The property is adjacent to Bristol's Old Market, with plenty of cafes, restaurants and bars within walking distance
- Quoting price & rent - Price on application

LOCATION

The property is situated in a prominent position, with a triple aspect fronting Clarence Road, Lawrence Hill and Easton Road and is walking distance to 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 ground floor office within a five storey building, built with red brick elevations underneath a pitched tiled roof. The upper floors consist of student accommodation. Internally the property benefits from open plan office accommodation, a kitchenette, pendant lighting, laminate flooring and communal W.C's and bike storage.



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
BASEMENT	2,153	200.00
GROUND FLOOR	525	48.78
TOTAL	2,678	248.78

TENURE

Sale of the long leasehold interest with a term of 999 years. Alternatively, the property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

QUOTING PRICE

Price on application.

QUOTING RENT

Price on application.

PLANNING

Currently in use as office accommodation, but could be suitable for a wide range of other different uses to include office, medical, leisure, employment and community etc (STP).

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Ground Floor

Rateable Value: £6,500

Rates Payable: £2,808

N.B The basement is to be separately assessed.

All parties are advised to make their own enquiries.

VAT

The property is elected for VAT, therefore VAT will be payable on all costs.

EPC

A new [Energy Performance](#) certificate will be commissioned.



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, Burstons 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 Burstons Cook expertise and accordingly Burstons 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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