12 ORCHARD STREET, BRISTOL, BS1 5EH

BURSTON COOK
0117 934 9977

FOR SALE
FREEHOLD HQ OFFICE OR PRESTIGIOUS FAMILY HOME (STP)

SIZE (NIA)

2,044	sq ft
189.90	sq m

SIZE (GIA)

c. 3,000	sq ft
c. 278.71	sq m

£ QUOTING PRICE

Only £495,000



FOR SALE

VACANT POSESSION

THE OPPORTUNITY

A fantastic opportunity to acquire a stunning freehold HQ office or a prestigious family home (STP) situated on a beautiful Georgian terrace

- Quoting price only £495,000 exclusive!!
- The property is Grade II listed with retained attractive period features
- Approximate area of 2,044 sq ft (NIA) / c. 3,000 sq ft (GIA)
- Currently benefitting from office use suiting a fine office HQ, yet would make a wonderful 4 bed period home (subject to planning)
- Just off Park Street, easy walking distance to both Clifton and Bristol's waterfront

LOCATION

Orchard 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 The Jukebox, Pizzarova, Nandos, Izakaya x Yakiniku, Costa Coffee, Pinkmans Bakery and Swoon.





DESCRIPTION

The property comprises a self contained four storey Grade II listed office building, providing accommodation over ground, first, second and third floors, together with a rear small courtyard garden. The property benefits from office accommodation over four floors, two kitchenettes, W.C facilities, carpet tile flooring, pendant suspended lighting and recessed lighting, timber framed windows and gas central heating.

The property is located within a Conservation area.

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.

TENURE

The freehold interest is offered for sale with a quoting price of £495,000 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	405	37.64
FIRST FLOOR	523	48.60
SECOND FLOOR	719	66.80
THIRD FLOOR	397	36.86
TOTAL (NIA)	**2,044**	**189.90**

N.B. The gross internal area (GIA) is approximately 3,000 sq ft (278.71 sq m).

PLANNING

Use Class E – therefore suitable for a wide range of uses. We are of the opinion that the property will suit other commercial and residential uses (subject to planning).

EPC

The property has an Energy Performance Rating of D (97).

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property currently has multiple entries on the rating list. A copy of the assessments is available on request.

NB: All parties are advised to make their own enquiries to verify this information.

VAT

We have been advised the prroperty is not elected for VAT.

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

LUKE DODGE MRICS

0117 934 9977

luke@burstoncook.co.uk

WEBSITE

www.burstoncook.co.uk

ADDRESS

Burston Cook, Lewins House,

Narrow Lewins Mead, Bristol,

BS1 2NN