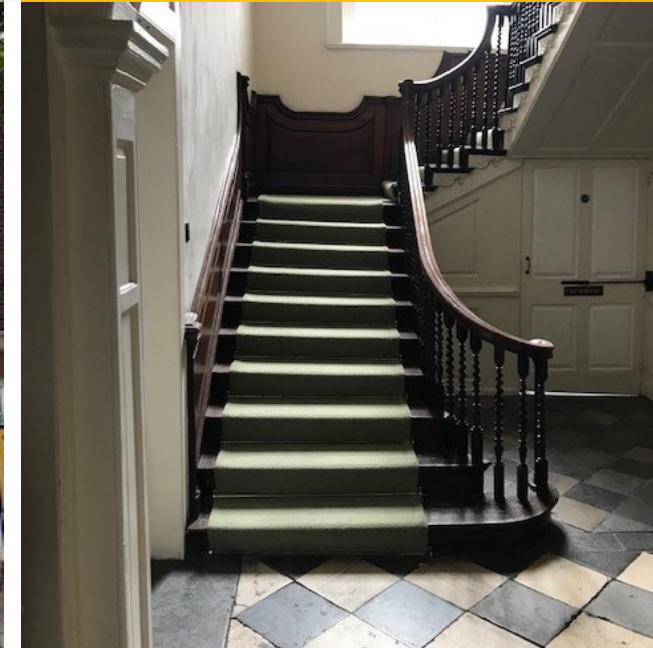


UNIQUE COMMERCIAL OPPORTUNITY

29 Queen Square & Bristol Sailor's Home, Bristol, BS1 4ND



**FOR SALE /
TO LET**



- Unique opportunity to purchase a substantial commercial property on Queen Square providing a total area of approx. 9,462 sq ft (879 sq m).
- Long leasehold for sale or available to rent— **the buildings can be available separately or combined.**
- 29 Queen Square—approx. 4,695 sq ft (436 sq m) NIA.
- Bristol Sailor's Home—approx. 4,772 sq ft (443 sq m) NIA.
- Potential for alternative uses (subject to the necessary consents).



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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LOCATION

Queen Square is considered to be one of Bristol's prime office areas situated in the heart of the city centre, offering good access to the inner circuit ring road, which links Bristol Temple Meads Railway Station.

There are a wide variety of amenities close at hand including Broadmead shopping centre, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres. Cabot Circus is also within walking distance.

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and has been greatly enhanced by the re-landscaping of the central square area.

DESCRIPTION

Number 29 Queen Square is a substantial Grade II* Listed period property dating from the Georgian era comprising a traditional layout of a period property of its time, over ground, basement and three upper floors.

Internally, the property provides traditional period office space with an impressive entrance hall, basement storage space and ornate period features with extensive panelling.

The former Bristol Sailor's Home provides substantial office accommodation which has in the past been the subject of substantial re-design/re-configuration and now provides a predominantly open plan layout over ground, first and second floors. There are a mix of office and meeting rooms, and the building benefits from a passenger lift.

Bristol Sailor's Home connects to 29 Queen Square via a courtyard and has an entrance on The Grove. Internally the property provides a mixture of open plan and individual offices with passenger lift.

The properties are in need of some refurbishment.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the properties have the following approximately net internal floor areas:

29 Queen Square	4,695 sq ft	(436 sq m)
Bristol Sailor's Home	4,722 sq ft	(439 sq m)
Total	9,467 sq ft	(875 sq m)

TERMS:

The properties are available to rent or for sale, separately or combined.

Rent / price on application.



TENURE

29 Queen Square—125 years from 29th April 1994. the lease is subject to a ground rent payable, reviewed on 29th April 1999 and every 5th year thereafter.

Bristol Sailor's Home—125 years from 5th September 2003. The lease is subject to a ground rent payable, reviewed on 5th September 2008 and every 5th year thereafter.

PLANNING

In accordance with the long leases, the current use is as B1 office use.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.VOA.gov.uk), the properties have been valued as a whole, and have the following designation:

Rateable Value:	£129,000
Rates Payable (2021 / 2022):	£66,048

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



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VAT

We have been advised that the property is elected for VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Via the joint agent:

Burston Cook:

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Colliers:

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Tel: 0117 917 2000

Email: James.preece@colliers.com

SUBJECT TO CONTRACT

Updated September 2022

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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.

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