

# STATELY PERIOD PROPERTY ON QUEEN SQUARE

29 Queen Square, Bristol, BS1 4ND



**FOR SALE**



- A unique opportunity to purchase a substantial commercial property
- Long leasehold for sale
- Excellent position with views across the Square
- Could suit a range of alternative uses (subject to the necessary consents).
- Approximately 4,695 sq ft (436 sq m) NIA.
- Could be combined with an adjacent building to provide a total floor area of approximately 9,467 sq ft (875 sq m) NIA.



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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COOK**  
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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 and comprising a traditional layout for 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.

## ACCOMMODATION

The property has an approximate net internal floor area of 4,695 sq ft (436 sq m).

29 Queen Square could be combined with an adjacent property to the rear to provide a total floor area of approximately 9,467 sq ft (875 sq m) NIA.

## PARKING

Pay and display visitor car parking is close at hand, together with local NCP car parks.

## TERMS

The property is available for sale by way of the long leasehold being 125 years from 29th April 1994. the lease is subject to a ground rent reviewed on 29th April 1999 and every 5th year thereafter.

## PRICE

On application.

## USE

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

## BUSINESS RATES

The property requires a new separate assessment. Further information can be provided upon request.

## VAT

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

## LEGAL COSTS

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

## VIEWING

Via the joint agents:

### Burston Cook:

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## 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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