

ATTRACTIVE DUAL ASPECT OFFICE BUILDING ON QUEEN SQUARE

46 Queen Square, Bristol, BS1 4LY

RARE LONG 2,000 YEAR LEASE FOR SALE



- Rare opportunity to purchase a property with a 2,000 year lease on Queen Square.
- An attractive, self-contained office building offering the potential for a range of uses, (subject to the necessary planning consents).
- Within close walking distance of Bristol Harbourside, Finzels Reach, Bristol's 'Old Quarter' and Temple Meads Railway Station.
- Approximately 2,106 sq ft (195.7 sq m).
- 2 car parking spaces.



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**
0117 934 9977

LOCATION

Queen Square is said to be Europe's largest Georgian Square and retains much of its original architectural style and has been greatly enhanced by the re-landscaping of the central Square. Pay & Display visitor parking is close at hand together with an NCP car park.

Situated at the heart of the City Centre, Queen Square offers good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. There are a wide variety of amenities close at hand at Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

DESCRIPTION

The property is located in the South West corner of Queen Square and is a charming office, providing light and bright space due to its dual aspect.

The property is available to purchase and could be offered newly refurbished, or in its current condition—to allow a purchaser to put their own stamp on their refurbishment in terms of colour schemes, layout and décor etc.

ACCOMMODATION

We understand that the property has the following approximate floor areas:

Lower ground:	313 Sq Ft	(29.10 Sq M)
Ground:	474 Sq Ft	(44.07 Sq M)
First:	466 Sq Ft	(43.26 Sq M)
Second:	456 Sq Ft	(42.41 Sq M)
Third:	397 Sq Ft	(36.86 Sq M)
Total:	2,106 Sq Ft	(195.70 Sq M)

CAR PARKING

There are 2 car parking spaces (Nos 131 & 132).

TENURE

We have been advised that the property is held by way of a rare 2,000 year lease—further information available on application.

PRICE

On application.

PLANNING

Would suit office occupiers, or other uses (subject to obtaining the necessary planning consents and Listed Building consents).

BUSINESS RATES

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

VAT

The property is elected for VAT.

EPC

The property has an energy performance rating of D (100).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

Burston Cook

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SUBJECT TO CONTRACT

August 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.

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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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