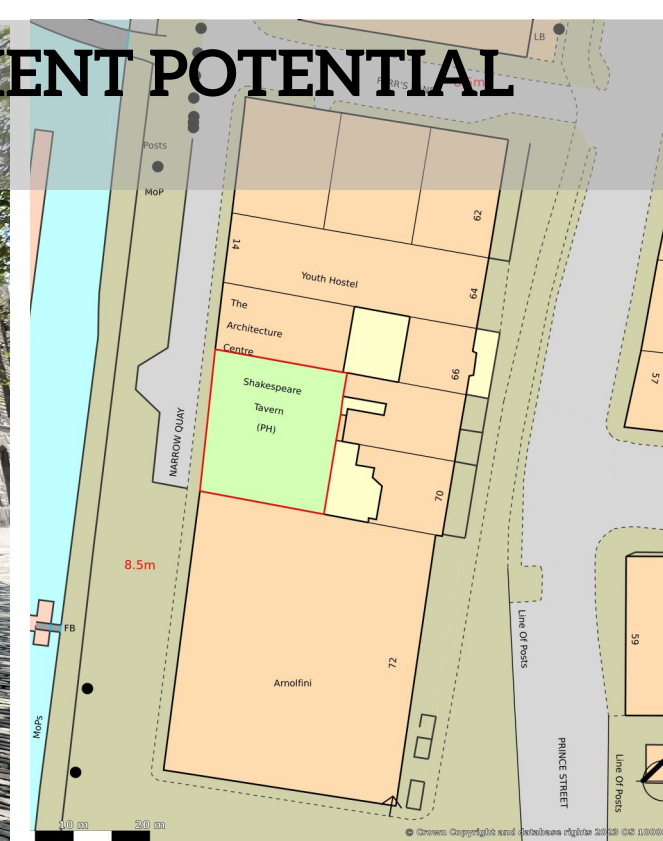


# A PROMINENT CLEARED SITE WITH DEVELOPMENT POTENTIAL

18/20 Narrow Quay, Bristol, BS1 4QA



- Prominent frontage to harbourside
- A cleared site with development potential—approx. 0.069 acres
- The site is allocated for development in the Central Area Plan
- Suitable for a variety of commercial uses (Subject to receiving the necessary planning consents)
- Within close proximity to a variety of restaurants, cafés, Bristol Old Vic theatre, Queen Square and the Arnolfini



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

This cleared site occupies a prominent location in the centre of Bristol on Narrow Quay between the harbourside and Prince Street. There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses on nearby Kings Street.

The site benefits from:

- Prominent frontage to harbourside
- A cleared site with development potential
- Suitable for a variety of commercial uses, (subject to receiving the necessary planning consents)
- Within close proximity to a variety of restaurants, cafés and landmark buildings.
- The Greene King public house have a right of way for an emergency escape to the side of the land.

## SITE AREA

The site has an area of 3,029 sq ft / 0.069 acres. Interested parties are required to undertake their own measurements / site survey / investigations to verify the site area for themselves.

## USE

We have been advised that the site is allocated for development in the Bristol central area plan and offers the potential for the development of office, retail or residential use (subject to obtaining the relevant planning consents).

## FLOOD RISK

The site is in Flood Risk Zone 3 which means there is a high risk of flooding.

## TENURE

Long leasehold. The residue of a long a long lease for a term of two thousand years from 23 April 1925 is available.

## PRICE

Unconditional offers invited.

*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 contract 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 should satisfy themselves as to the fitness of such items for their requirements.*

## BUSINESS RATES

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

## LEGAL FEES

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

## VAT

We understand the property is not elected for VAT.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

### Burston Cook

FAO: Finola Ingham MRICS / Tom Coyte MRICS  
Tel: 0117 934 9977  
Email: finola@burstoncook.co.uk / tom@burstoncook.co.uk

### Brecker Grossmith

FAO: Phil Richards / Jack Suiter  
Tel: 0207 4863531

## SUBJECT TO CONTRACT

June 2023

### 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.

### 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.

