

# FREEHOLD MULTI-LET OFFICE INVESTMENT FOR SALE

## EXCELLENT REVERSIONARY RENT POTENTIAL AND FUTURE DEVELOPMENT OPTIONS(STP)

Liberty House, South Liberty Lane, Bristol, BS3 2ST



- Highly reversionary Multi-Let Office investment in South Bristol with future development potential.
- Total passing rent of £114,831 pa (subject to lease completion of new lease setting new high rent for the building of £11 psf)
- Quoting Price £1,400,000 exclusive, reflecting low capital value of £129 psf and NIY of 7.71%
- Huge reversionary rent growth potential through rent reviews, lease renewals and rolling refurbishment—current passing rents range from £6.22 psf to £10 psf.
- Large secure car park



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

The property is situated on South Liberty Lane approximately 2 miles south of Bristol city centre. The location provides good access with the A38 linking to the airport and providing links to the M5 and M32 motorways. The location also benefits from its close proximity to local retail and leisure amenities including Sainsbury's and South Bristol Retail Park.

## DESCRIPTION

Comprising a detached property providing office accommodation over ground, first and second floors, The building has benefitted from a complete rebuild and refurbishment in 2004, which included the addition of a second floor.

Externally, there is a large parking at the rear for at least 24 cars and to the front there is an additional parking area for at least 5 cars.

Internally the property provides office accommodation of various sizes which have been fitted out with suspended ceilings, a mix of LED and CAT II lighting, Air Conditioning, gas fired central heating, carpet covered floors and a passenger lift. There are WCs on each floor.

## ACCOMMODATION

The property has the following approximate floor areas:-

Floor	Sq m	Sq ft
Ground floor Southwest	139.45	1,501
Ground floor Southeast	100.52	1,082
Ground floor North	63.08	679
First floor North	86.87	935
First floor South	250.38	2,695
Second floor North	104.89	1,129
Second floor Southwest	164.17	1,767
Second floor Southeast	98.76	1,063
<b>Total</b>	<b>1,008.12 sq m</b>	<b>10,851 sq ft</b>

NB: The property also benefits from a basement area which has not been measured.

## TENURE

The freehold of the property is being sold.

## PRICE

£1,400,000 exclusive

## TENANCY SCHEDULE

Suite	Tenant	Lease Period	Rent pa
Ground Floor South West	Court Construction	3 Years from 1st July 2024	£15,010
Ground Floor South East	Under Offer on new lease	5 year lease from 2025 with tenant break option at	£11,935
Ground Floor North	Part Ashton Bulk ( 438 sq ft )	Included with 2nd Floor South West	£4,161
	Part Court Construction (241 sq ft )	Rolling lease	£12,000
1st Floor South	Stanley Joseph	6 years from 12th August 2022	£25,602.52
1st Floor North	Kingscourt Cladding Services	3 Years from 1st July 2024	£7,947.52
2nd Floor South West	Ashton Bulk ( Also see Ground Floor North )	5 years from 31st October 2021	£16,786.48
2nd Floor South East	Selborne Care Ltd	3 years from 31st October 2022	£10,098.48
2nd Floor North	ADT Systems Ltd	From 31st October 2023 for 3 years	£11,290
		<b>Total Income per year</b>	<b>£114,831.00</b>

The new lease to complete on the Ground floor South East suite will set a new rental tone for the building of £11 psf which can be used in upcoming rent reviews and lease renewals to push rent up.

There is future development potential for the property, which could benefit from permitted development to residential accommodation.

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



### **EPC**

The property has an EPC rating of D-90.  
A copy of the certificate can be made available upon request

### **VAT**

The property is elected for VAT so VAT will be payable on the purchase price.

### **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.

### **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 agent:

#### **Burston Cook**

**FAO:** Charlie Kershaw MRICS  
**Tel:** 0117 934 9977  
**Email:** charlie@burstoncook.co.uk

### **SUBJECT TO CONTRACT**

February 2025

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