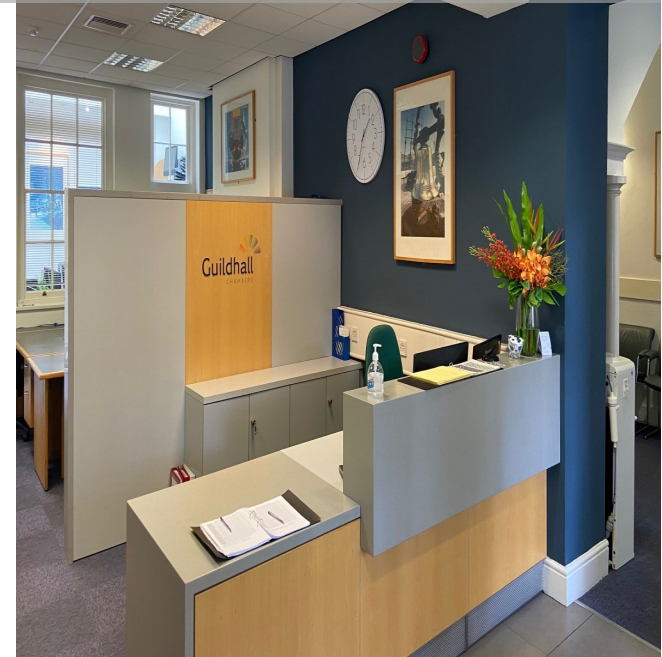


# FREEHOLD OFFICE FOR SALE WITH VACANT POSSESSION

22 Broad Street, Bristol, BS1 2HG



- Fantastic freehold opportunity in the heart of Bristol city centre
- Currently fully fitted and finished as period office accommodation
- Suitable for a wide variety of commercial uses
- May suit residential conversion subject to the relevant consents
- Approximately 3,437 sq ft
- Guide price of £520,000, exclusive
- Adjacent property (23/24 Broad Street) also available for sale!



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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is situated on Broad Street in the heart of Bristol city centre. Bristol Temple Meads Railway Station is approximately a 10-minute walk from the property. There is a wide variety of amenities close at hand including Broadmead Shopping Centre, Cabot Circus, St Nicholas's Market and a host of shops, restaurants, cafes and hotels. Bristol's waterfront is also a short walk from the property.

## DESCRIPTION

The property comprises what would originally appear to have been constructed as a Georgian town house, circa 1770, forming part of a terrace fronting onto Broad Street. Number 22 provides accommodation over ground, basement, first and second floors. Internally, the accommodation is fitted and finished as offices throughout. A fantastic opportunity for an office occupier, alternative commercial use or redevelopment!

The adjacent property 23/24 Broad Street is also available for sale with a guide price of £925,000.

## LISTED STATUS

The properties are Grade II Listed. List Entry Number: 1204340

## ALTERNATIVE USES

The property may suit a variety of alternative commercial uses and may also suit conversion to residential uses such as HMO, Student Accommodation, Flats, Aparthotel and Airbnb etc. Conversion to residential will be subject to planning consent, building regulations, listed building consent and HMO licensing (where applicable).

## TENURE

Freehold with vacant possession

## GUIDE PRICE

A freehold guide price of £520,000, exclusive.

## VAT

All prices quoted are exclusive of VAT, if applicable.

## EPC

Available upon application.

## LEGAL FEES

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

## ACCOMMODATION

The property has the following approximate Net Internal Areas: -

Ground	86.10 Sq M	927 Sq Ft
First	76.07 Sq M	819 Sq Ft
Second	78.24 Sq M	842 Sq Ft
	<b>240.40 Sq M</b>	<b>2,588 Sq Ft</b>
Basement	78.89 Sq M	849 Sq Ft
<b>Total</b>	<b>319.29 Sq M</b>	<b>3,437 Sq Ft</b>

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:

Rateable Value: £80,000  
Rates Payable (2024/2025): £40,960

NB: The above includes office accommodation at 23, 24 and 26 Broad Street which does not form part of the sale and therefore we anticipate a reassessment and reduction in the above Rateable Value.

## 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 sole agents:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

Jan 2025

## 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.

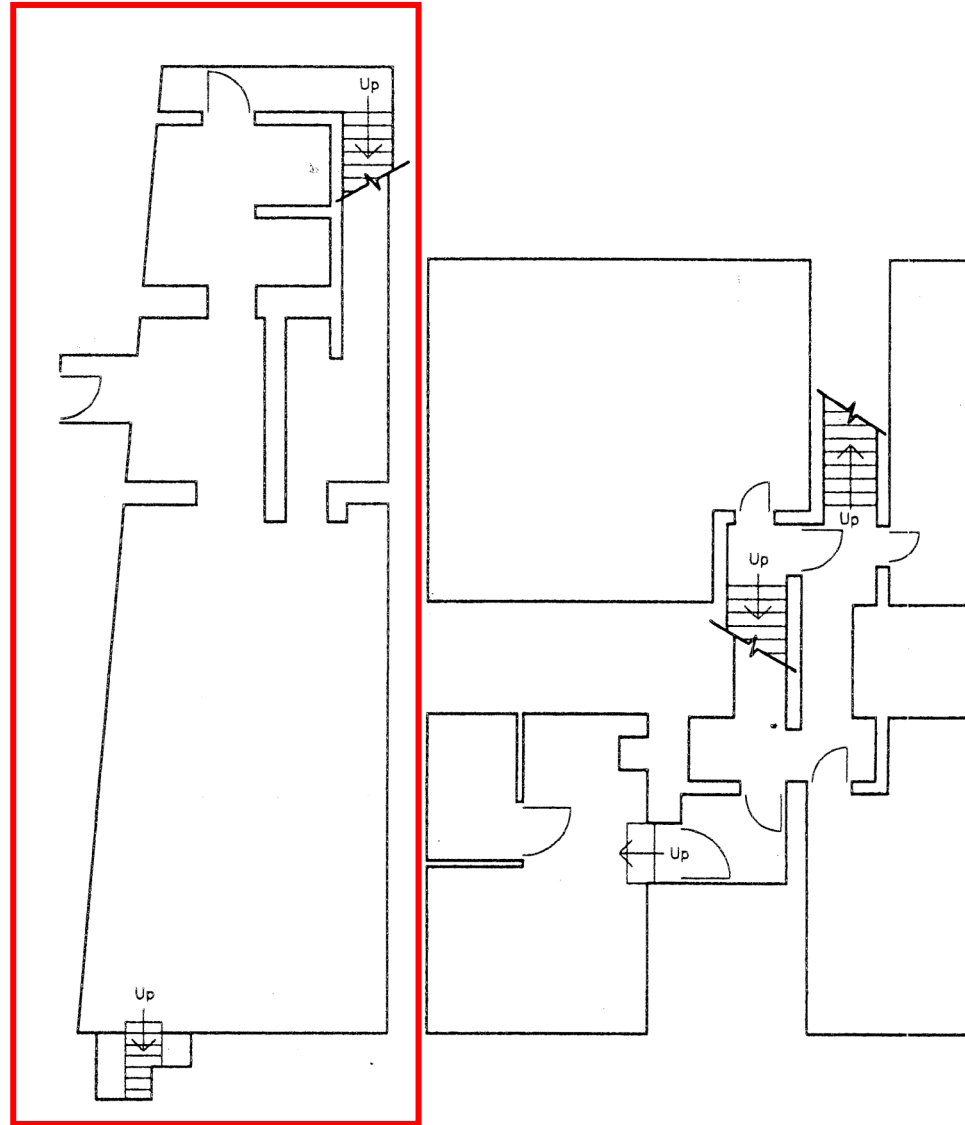
## ANTI-MONEY LAUNDERING

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.

*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 should*

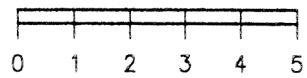


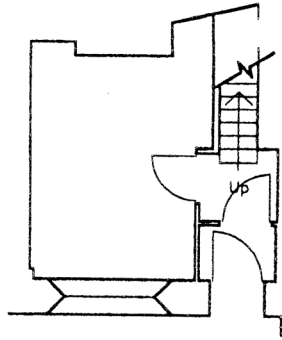
Red outline denotes relevant part of floor plan



BASEMENT PLAN - GUILDHALL CHAMBERS

SCALE



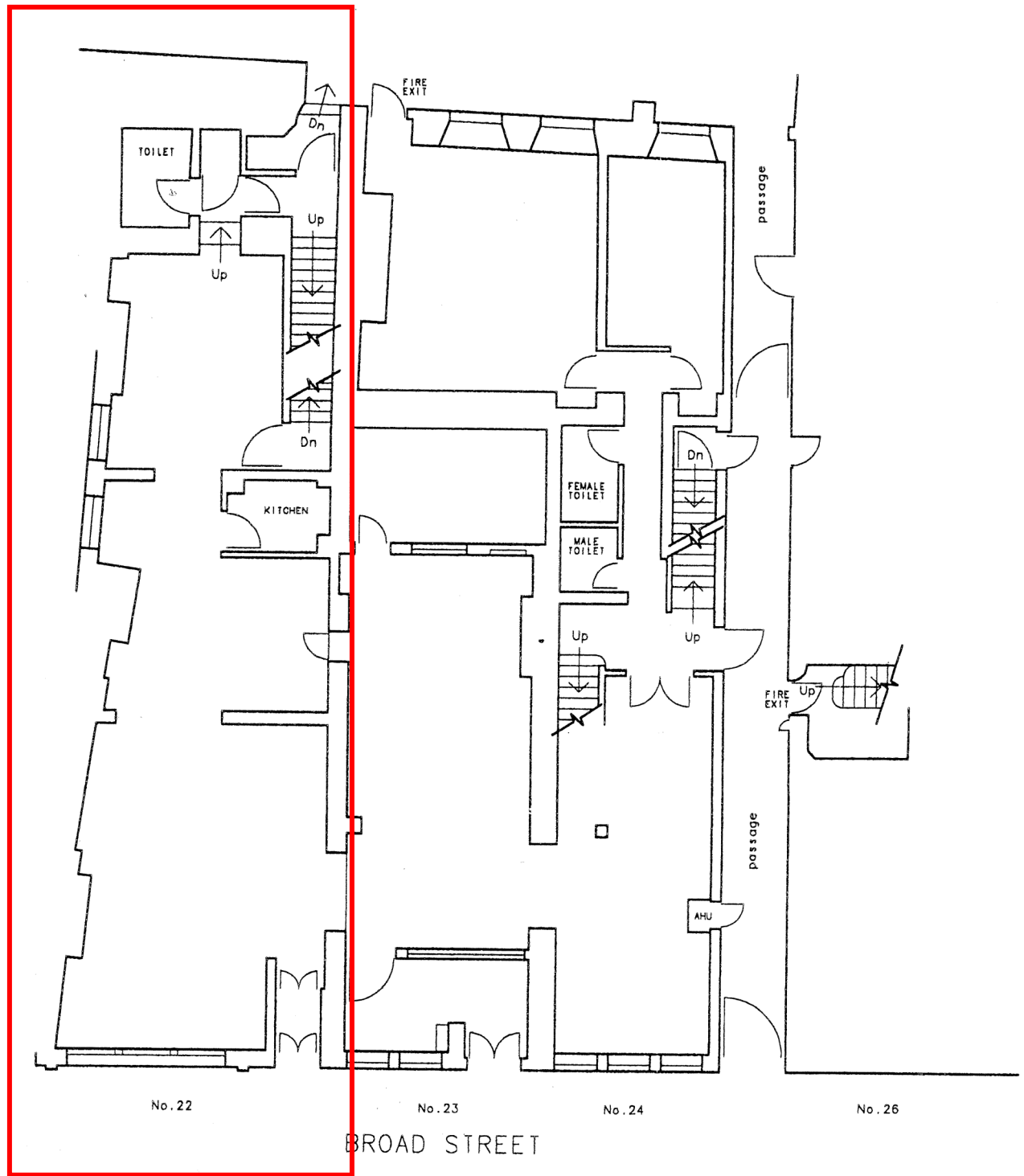
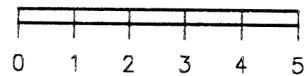


GROUND FLOOR PLAN

No. 24A

Red outline denotes relevant part of floor plan

SCALE



No. 22

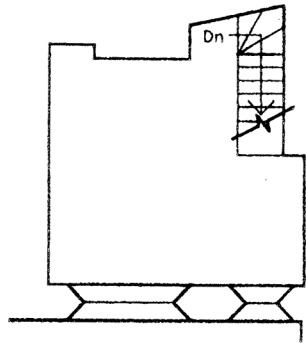
No. 23

No. 24

No. 26

BROAD STREET

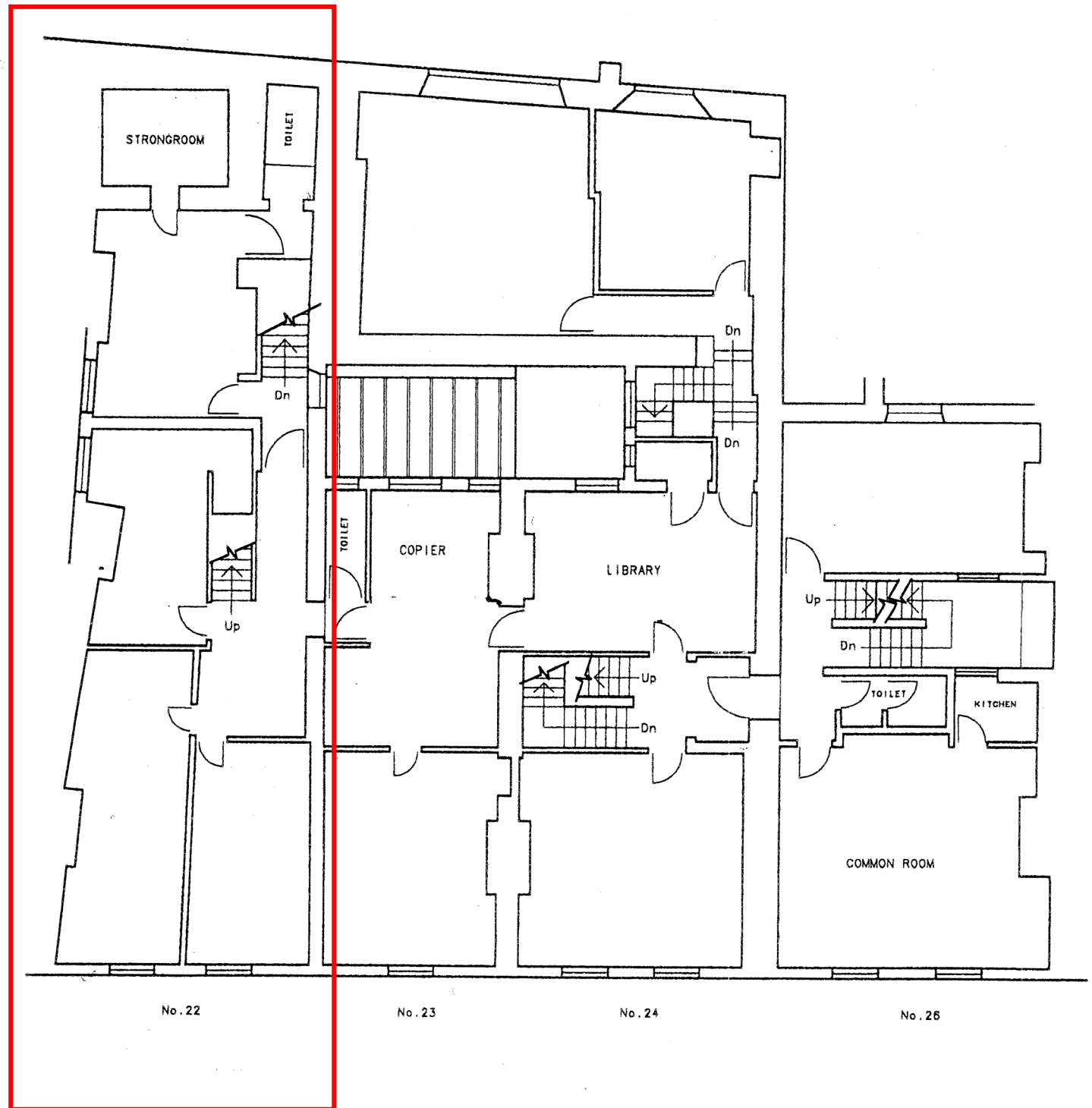
GROUND FLOOR PLAN - GUILDHALL CHAMBERS



FIRST FLOOR PLAN

No. 24A

Red outline denotes relevant part of floor plan



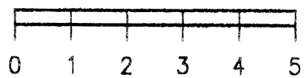
No. 22

No. 23

No. 24

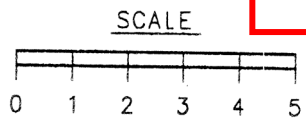
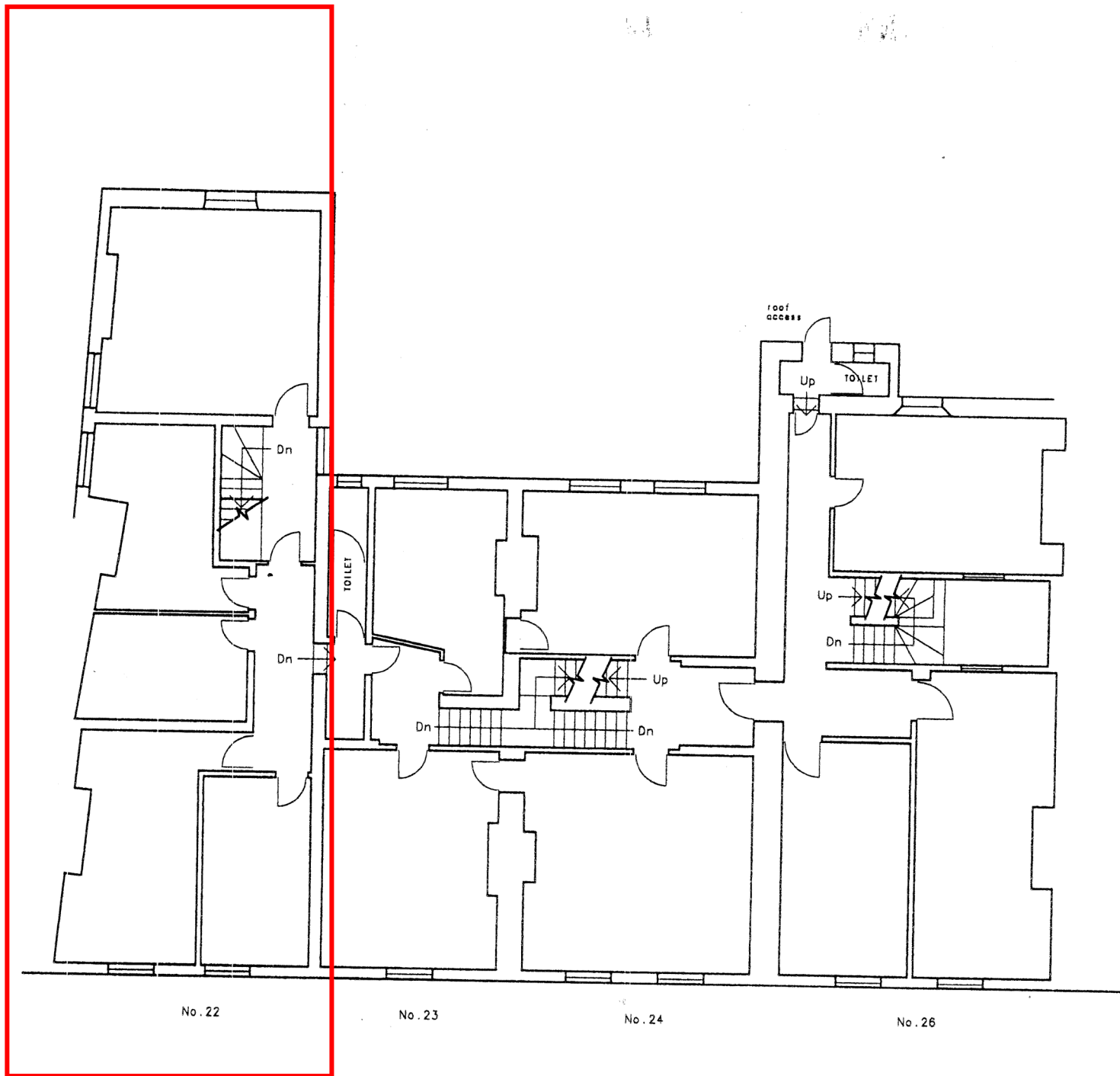
No. 26

SCALE

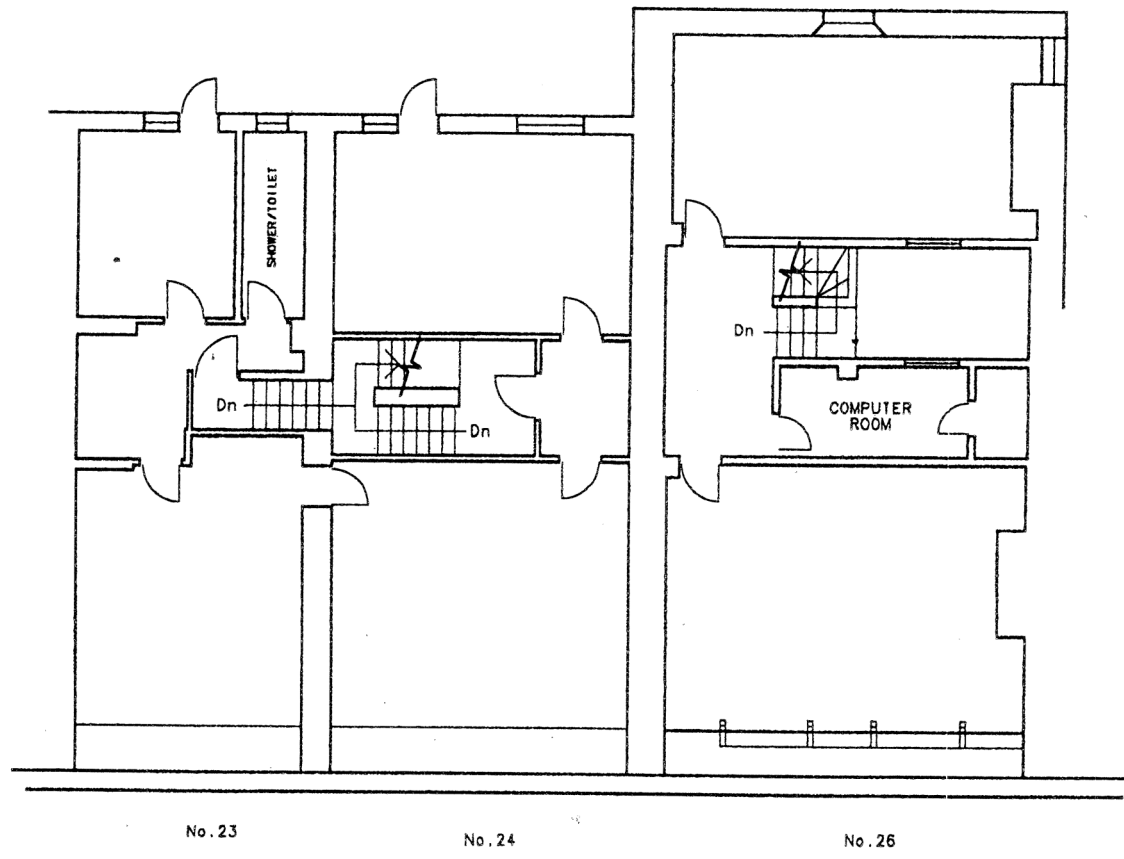


FIRST FLOOR PLAN - GUILDHALL CHAMBERS

Red outline denotes relevant part of floor plan



SECOND FLOOR PLAN - GUILDHALL CHAMBERS



THIRD FLOOR PLAN - GUILDHALL CHAMBERS