

# A SUBSTANTIAL FREEHOLD OFFICE BUILDING – FOR SALE

128 St Georges Road, Bristol, BS1 5UJ



- Freehold for sale with vacant possession
- Recently refurbished and presenting to a high standard
- 3 car parking spaces
- Approximate Net Internal Area of 2,504 sq ft (232.6 sq m)
- Conveniently located in between Bristol city centre and Clifton
- Currently in use as offices—potentially suitable for a conversion to residential, as well as a range of other commercial uses (STP)



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 located on St George's Road in-between Clifton and Bristol city centre. The property fronts onto St Georges Road and onto Anchor Road to the rear , which leads to the harbourside.

The office is in an excellent location with easy access into Bristol city centre as well as good access to the south of Bristol and to the motorway network via the Portway. There are many amenities close by including a mix of retailers, restaurants and bars and the popular Park Street and Clifton Triangle is approximately 10 minutes walk.

## DESCRIPTION

The property comprises an office building predominantly arranged over ground and first floors which has recently been refurbished to a high standard.

The ground floor comprises a large open plan office space along with a kitchen and WC facilities. The first floor comprises various office and meeting rooms along with further WC and shower facilities.

The property has recently been renovated, to include new WC and shower facilities, together with new carpets and redecoration throughout to include new ceilings. Thorlux smart lighting together with new Cat VI cabling, new boiler and a new kitchen have also been installed recently.

In addition to the above, the property has recently undergone external works such as repainting and roof works.

Overall, the property is now presenting in good repair and to a high fit out specification.

## CAR PARKING

The property has three car parking spaces.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

| Area         | Sq ft        | Sq m          |
|--------------|--------------|---------------|
| Ground Floor | 1,549        | 143.90        |
| First floor  | 955          | 88.72         |
| <b>Total</b> | <b>2,504</b> | <b>232.63</b> |

## TENURE

The freehold is available to purchase with vacant possession.

## PRICE

Price upon application.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following ratings assessment:-

Rateable Value: £25,750  
Rates Payable (2024/2025): £12,849.25

*We would recommend that interested parties make their own enquiries in relation to the ratings assessment.*

## VAT

We have been advised that the property is not elected for VAT and therefore VAT will not be payable on the price.





## PLANNING

We understand the property has planning consent for the existing use as offices within Use Class E. The property is Listed and in a Conversation Area.

## LEGAL FEES

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

## 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 agent:

### Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

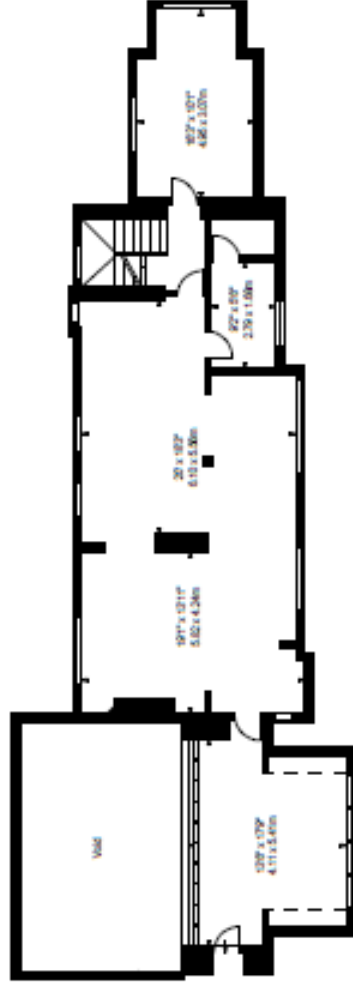
Email: [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

## SUBJECT TO CONTRACT

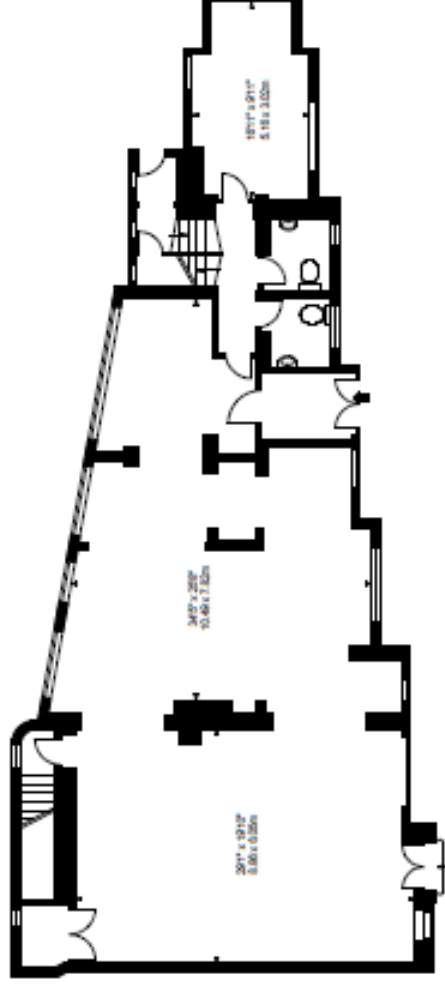
March 2025

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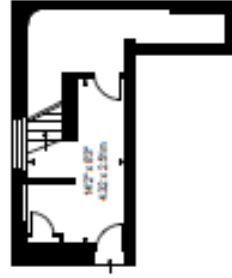




FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

APPROX. GROSS INTERNAL AREA \*  
3197 FT<sup>2</sup> - 297.00 M<sup>2</sup>

This plan must not be scaled and all measurements must be verified on site.

Property Details:

128 ST GEORGES ROAD  
BRISTOL  
BS1 5UJ

Surveyed and Drawn By:



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