

FOR SALE

GRADE II LISTED OFFICE BUILDING



8 QUEEN SQUARE, BRISTOL, BS1 4JE GRADE II LISTED OFFICE BUILDING APPROXIMATELY 3,232 SQ FT (300.31 SQ M) ONE CAR PARKING SPACE

LOCATION

8 Queen Square is located on the northern flank of Bristol's premier Georgian Square close to its junction with Queen Charlotte Street.

Queen Square is at the heart of Bristol city centre close to the waterfront and withing easy walking distance of Bristol Temple Meads railway station, the bus interchange on 'The Centre' and close to multi-storey car parks in Prince Street and Queen Charlotte Street.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Andrew Hardwick

Partner

0117 922 1222 | 07771 820053

andrew.hardwick@carterjonas.co.uk

Kate Richardson

Associate

0117 922 1222 | 07990 558726

Kate.richardson@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**

8 QUEEN SQUARE, BRISTOL

DESCRIPTION

The building is part of a terrace of similar Georgian buildings with Bath stone facades and ornate wrought iron covered balconies.

The internal accommodation has been refurbished to a high standard providing a variety of meeting rooms and office spaces together with upgraded W/C facilities.

The building has gas-fired central heating, good quality decoration and carpeting throughout.

ACCOMMODATION

Basement Storage:	950 Sq ft	88.22 Sq m
Ground Floor Offices:	600 Sq ft	55.82 Sq m
First Floor Offices:	778 Sq ft	72.27 Sq m
Second Floor Offices:	418 Sq ft	38.85 Sq m
Third Floor Offices:	486 Sq ft	45.15 Sq m
Total:	3,232 Sq ft	300.31 Sq m

BUSINESS RATES

Rateable Value £46,500.

Rates Payable 2024/5 £23,203.50

PLANNING

The property is in use as offices with ancillary storage. We have assumed that the property has an established planning use within Class E of the Use Classes Order.

The property is Grade II Listed and is within the Queen Square Conservation Area.

TENURE

The property is long leasehold for a term of 125 years from 29th September 1986 at a current ground rent of £1,735 per annum and reviewable to 5% of market rent on a 5 year basis.

The car space, number 73 is held under a long leasehold for the residue of a term of 99 years from 19th August 2002 at a rental of £400 per annum subject to 5 yearly rent reviews.

GUIDE PRICE

Offers are invited in the region of £750,000 Subject to Contract and exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Certificate E (106) rating.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS & FURTHER INFORMATION

For further information please contact the sole agents:

Andrew Hardwick: andrew.hardwick@carterjonas.co.uk | T: 0117 363 5694 | M: 07771 820053

Kate Richardson: kate.richardson@carterjonas.co.uk | T: 0117 363 5699 | M: 07342 7010952

Aerin Thomas: aerin.thomas@carterjonas.co.uk | T: 0117 403 9956 | M: 07990 558726

SUBJECT TO CONTRACT JANUARY 2025

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**