





For Sale

Unique self-contained,
period property

- ❖ Characterful Georgian terraced property
- ❖ Arranged over five floors
- ❖ Prominent location on Queen Square
- ❖ Opportunity for change of use

Accommodation

Basement	443 sq ft	41.16 sq m
Ground	747 sq ft	69.40 sq m
First	549 sq ft	51.00 sq m
Second	457 sq ft	42.46 sq m
Third	535 sq ft	49.70 sq m
Total	2,731 sq ft	253.73 sq m

Planning

Use Class E.

Business Rates

Business rates for 2025 / 2026 are £36,500.

Interested parties are also advised to make their own enquires to Bristol City Council to verify this information

EPC

The property has an energy efficiency rating of D (86).

3 Queen Square, Bristol, BS1 4JQ



Description

3 Queen Square comprises an impressive self-contained mid terrace Georgian property arranged over five floors.

The property was previously an office and is arranged as such throughout. However, it would lend itself to a number of uses subject to planning.

Externally, the property benefits from a small, fenced courtyard to the front, currently fitted with Sheffield hoop bike racks.

Location

The office is situated on Queen Square, a Georgian Square in the centre of Bristol. The square is regularly home to outdoor theatre, concerts and other major events. There is an abundance of amenity nearby including Spicer & Cole, King Street and various F&B along the Harbourside.

Bristol Temple Meads is situated a short 15-minute walk to the east. Harbourside and Cabot circus are also situated within close proximity,



Tenure

The property is available on a long leasehold interest of 125 years from 9th September 1988, with a ground rent of £1,535 per annum, subject to review.

VAT

We have been advised that the property is elected for VAT.

Legal Costs

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

Further Information

Interested parties to make applications to the agents.

Seonaid Butler

07885 250476

Seonaid.butler@cs-re.co.uk

Fred Seaby

07375 938450

fred.seaby@cs-re.co.uk