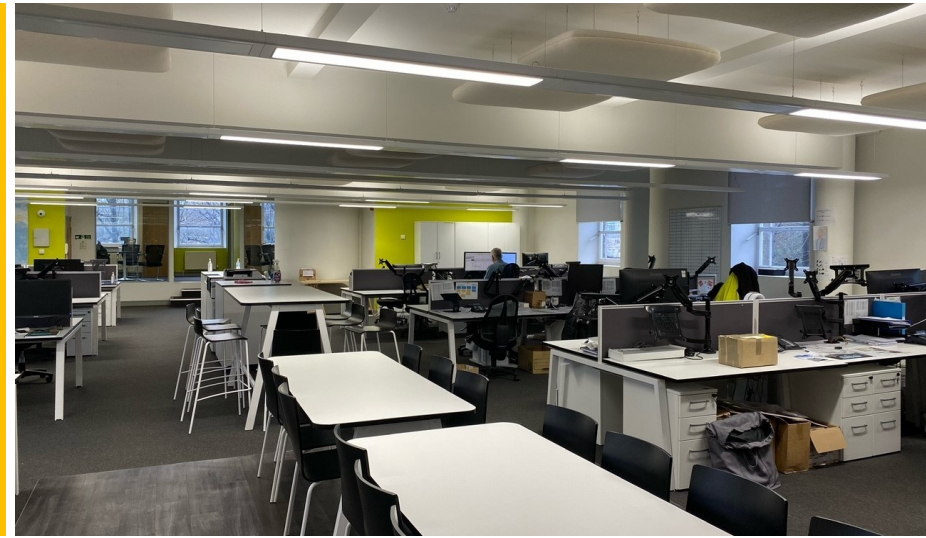


A RARE OPPORTUNITY TO OWN A ONE-OF-A-KIND BUILDING FULL OF CHARACTER AND POTENTIAL

Victorian House, Coronation Road, Bristol, BS3 1AA



- An iconic freehold opportunity
- Approximately 10,700 sq ft of versatile space with vacant possession and exceptional parking in a prime location
- Suitable for a variety of different uses (STP)
- Prominently located
- Predominantly open plan accommodation over four floors
- Lower ground floor benefits from excellent natural light



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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LOCATION

The property occupies a prominent position being located on Coronation Road, just off Bedminster Bridge roundabout with Temple Meads railway station being only a 4 minute drive away.

The property is located within a few minutes walk of Bedminster Parade and East Street where there are a variety of amenities close by including gyms, supermarkets, a post office and many local and independent restaurants, coffee shops and retailers. In addition to this, located on the other side of the river (approximately a 9 minute walk away) is the vibrant neighbourhood area of Wapping Wharf which is a mixed use scheme with various local independent traders and restaurants.

HISTORY

The property is Grade II Listed and was historically used as a place of worship. In 1987, the building was redeveloped and occupied by Bristol City Council who located their Housing Benefits Office here and then in 2008, the property was acquired by the current owners, who subsequently refurbished the property into high quality office accommodation and renamed the building as Victorian House.

DESCRIPTION

The property provides accommodation over lower ground, ground, first and second floors and offers predominantly open plan space finished and refurbished to a high specification to include LED lighting, fitted kitchens, WC and shower facilities and bike storage. The lower ground floor benefits from good natural light and there is also a goods lift in the property.

CAR PARKING

The property has a very generous car park to the front and side and there is space for approximately 20-25 cars (albeit some of these will be tandem / blocking in spaces).

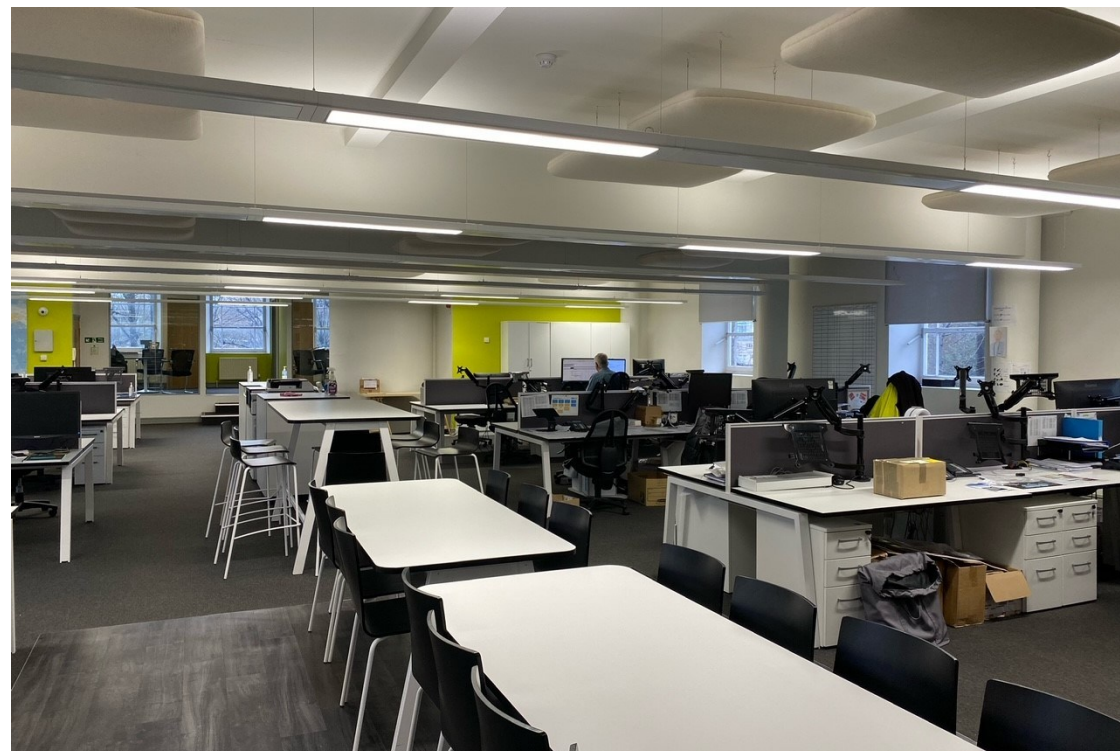
ACCOMMODATION

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

Lower Ground Floor:	193.8 Sq M	(2,086 Sq Ft)
Ground Floor:	246.2 Sq M	(2,650 Sq Ft)
First Floor:	269.0 Sq M	(2,895 Sq Ft)
Second Floor:	286.3 Sq M	(3,082 Sq Ft)
Total:	995.3 Sq M	(10,713 Sq Ft)

PRICE

Offers in Excess of £1,950,000 plus VAT





TENURE

The freehold of the property is available to purchase with vacant possession.

EPC

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK ([find-energy-certificate.service.gov.uk](https://www.gov.uk/find-energy-certificate.service.gov.uk)).

VAT

We have been advised that the property is not elected for VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £118,000 (the estimated rates payable being £64,428 pax).

Interested parties are advised to make their own investigations in order to verify this information.

PLANNING

The property is currently in use as offices under Use Class E.
The property is Grade II Listed.

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: Finola Ingham FRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated May 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

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