

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**

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**IMPORTANT INFORMATION**

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## 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:

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**SUBJECT TO CONTRACT JANUARY 2025**

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