

FOR SALE
FREEHOLD PERIOD OFFICE BUILDING
189.90 SQ M (2,044 SQ FT)



12 ORCHARD STREET
BRISTOL
BS1 5EH

LOCATION

The property is located on Orchard Street, Bristol, a mixed commercial and residential area of the city centre. Orchard Street is situated close to Park Street (A4018) which is a main arterial route into Bristol providing easy access to the M32 and M4 motorway network.

DESCRIPTION

- Four storey period freehold office building.
- Popular city centre office location.
- Ideal owner occupier, pension fund or investment purchase.
- On street car parking.
- Grade II* listed.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	Sq M	Sq Ft
Ground Floor	37.64	405
First Floor	48.60	523
Second Floor	66.80	719
Third Floor	36.86	397
Total Net Internal Area	189.90	2,044

TENURE

The property is available on a freehold.

ASKING PRICE

£595,000.00 subject to contract.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as multiple entries. A copy of the assessments is available on request.

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is not chargeable and this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

The property has been used as an office building a number of years. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

We are advised the building is Grade II* listed and is within the College Green Conservation Area.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for this property has been commissioned.

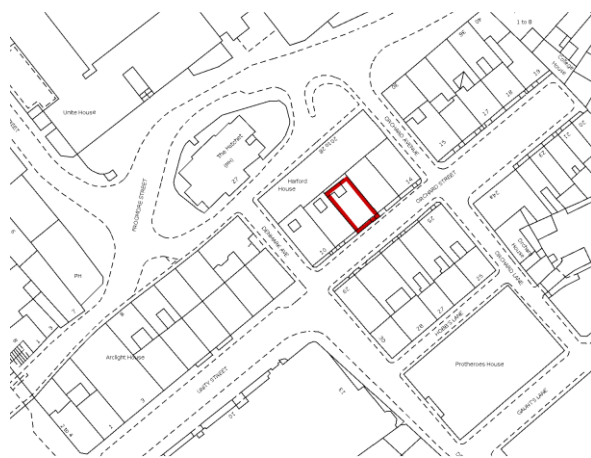
VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants Ltd:-

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SUBJECT TO CONTRACT
August 2024

LOCATION PLAN



Internal Photograph

