

FOR SALE
Bristol



8 Unity Street, Bristol, BS1 5HH

RARE LONG LEASEHOLD OPPORTUNITY

- High prominence and profile
- Period Offices
- Self Contained
- Rear courtyard
- Close to local amenities, bars and restaurants
- Approx. 2750 sq ft

FOR SALE

Bristol

8 Unity Street,
Bristol, BS1 5HH



Location

8 Unity Street is in an established business area with its own community within the heart of the central business district close to the inner ring road of Colston Avenue. Benefitting from having the best of both worlds being walking distance from the residential areas to the West but also being close to the amenities to be found at Harbourside, College Green and Park Street together with easy access to Temple Meads Railway Station just over Queen Square.

Description

The property comprises an impressive period four storey terraced Georgian property with direct access off Unity Street, a basement and rear courtyard. Internally the property is arranged with various compartmentalised offices on each floor including male and female WCs and a kitchenette.

Specification

- High prominence and profile
- Cellular offices
- Rear courtyard
- Solid floors with carpeting
- Period features throughout
- Solid ceilings with low glare lighting
- Male and female WC
- Kitchenette
- Basement Storage
- Gas central heating

Accommodation

Floor	Details	Sq Ft
Basement	Storage	679
Ground	Office	576
First	Office	563
Second	Office	570
Third	Office	362
TOTAL		2750

Availability

The property is available immediately by way of a long leasehold sale, further details on request.

Legal Costs

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

Information & Prices

Available From	Tenure	Price
Immediately	Long Leasehold	£450,000
Rateable Value	VAT	
On application	The property is not elected for VAT	

Energy Rating

The property has an energy performance rating of TBA.

Contact Information

For further information or to view the property please contact:

Phil Morton MRICS

T 0117 973 63 99 M 07921 061198

E phil@mortonpc.co.uk

DISCLAIMER

Morton Property Consultants Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

- The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise
- No person in the employment of Morton Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property
- Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken