

FOR SALE/TO LET

10-12 Cave Street, Bristol

Hartnell
TaylorCook



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LOCATION - BS2 8RU

10-12 Cave Street is located just off Portland Square which houses a mixture of newly developed residential accommodation and offices. Portland Square is a Grade I listed Georgian Square and one of the finest in central Bristol.

Cave Street offers direct access to Cabot Circus, the principal city centre shopping area. There is easy access to the location from the M32 motorway and also to Temple Meads Railway Station via the inner circuit ring road.

DESCRIPTION

10-12 Cave Street forms part of a terrace of Grade II listed Georgian buildings which provide office accommodation over basement, ground and 3 upper floors. The buildings currently offer interlinked accommodation serviced by a ground floor reception area but could be sub-divided into 2 separate buildings, or internally on a floor by floor basis.

There is a kitchen located with direct access from the ground floor reception area. The upper floors are primarily open plan office space and there are 3 off street car parking spaces and a small courtyard garden to the rear of the properties.

ACCOMMODATION

Basement	1,290 sq ft	119.87 sq m
Ground Floor	1,095 sq ft	101.73 sq m
First Floor	1,203 sq ft	111.78 sq m
Second Floor	1,174 sq ft	109.06 sq m
Third Floor	1,145 sq ft	106.39 sq m
Total	5,907 sq ft	548.83 sq m

TENURE

The properties are available on new, flexible leases from 12 months upwards on a full repairing and insuring basis direct from the Landlord.

RENT / PRICE

£18.00 per sq ft per annum exclusive of rates, service charge and VAT.

The building is available for sale, with a guide price of £1,050,000.

RATES

Rateable Value: £28,000

UBR: 49.1p

Rates Payable: £13,748

Please verify the actual rates payable with the local authority.

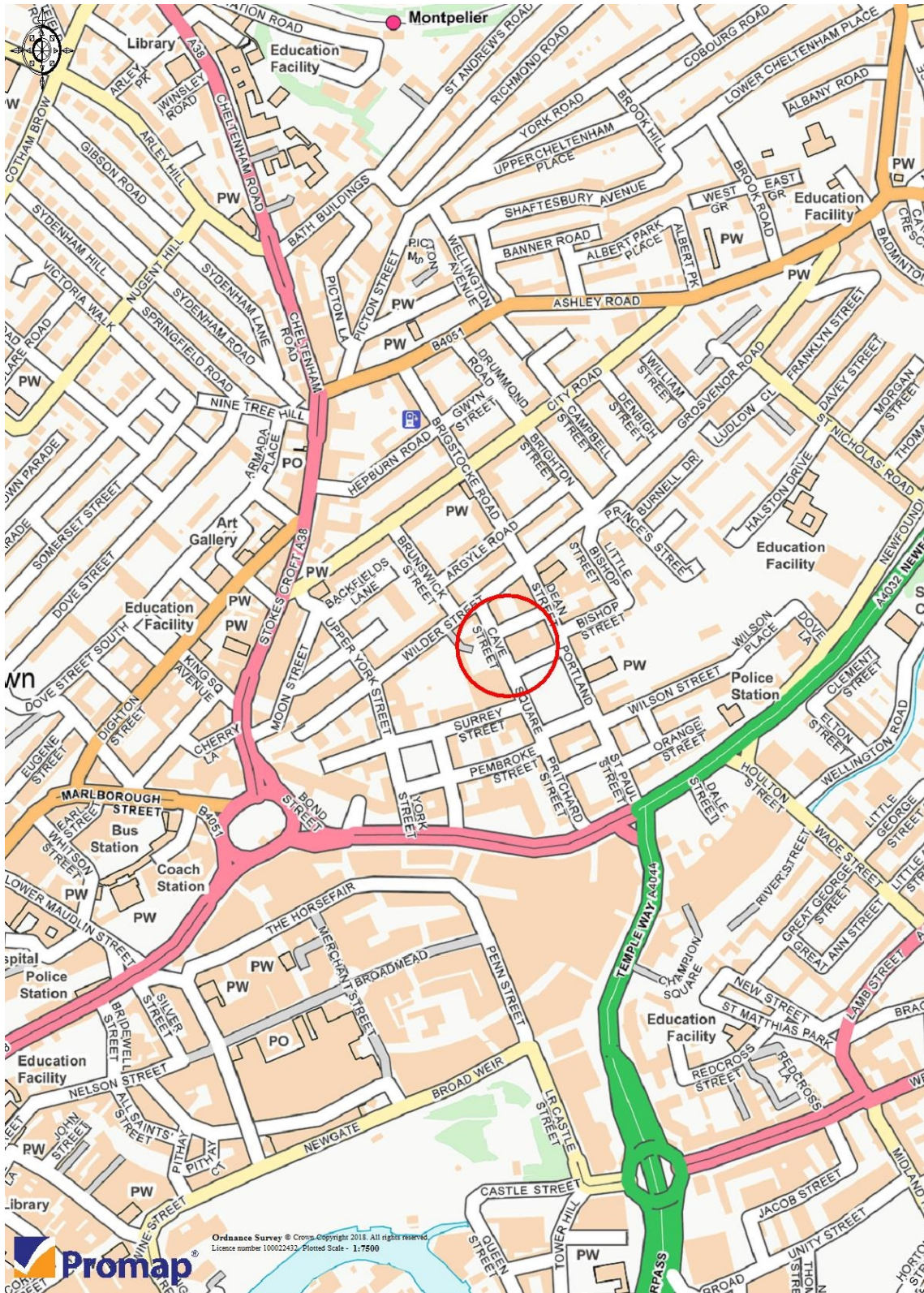
EPC

As the building is listed an EPC is not required.

VIEWING

For further information or to arrange an inspection, please contact the above:

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com



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