

Preliminary Marketing Details - Freehold Office For Sale

10 - 12 Cave Street, Bristol, BS2 8RU

Grade II Listed Offices: 5,854 sq ft (549 sq m) with 3 parking spaces



Description

10 - 12 Cave Street is a Grade II listed mid terrace office building located within 1 minute's walk of Portland Square. It provides self-contained office space in large period rooms arranged across lower ground, ground and three upper floors. The property benefits from good natural light and is interconnected by two internal staircases.

There is a rear courtyard garden and secure bike storage, as well as several WC's and kitchenettes throughout. There are 3 off-street car parking spaces available for use.

Tenancy

The property is currently leased until May 2020, contracted outside the Landlord & Tenant Act 1954. The purchaser will benefit from a rental income stream of £50,000.

The Freehold is available for purchase as an immediate investment.

Floor Areas

Floor	Area (sq ft)	Area (sq m)
3rd	1,141	106
2nd	1,173	109
1st	1,205	112
Ground	1,097	102
Lower Ground	1,238	120
Total	5,854	549

Guide Price

£1,050,000 (One Million and Fifty Thousand Pounds)

EPC - Not required as the building is listed

VAT

The sale will be treated as a transfer of going concern and therefore VAT will not be applicable.

Use - B1 Offices.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information

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