

# FREEHOLD OFFICE BUILDING

9-10 KING STREET, BRISTOL



## FOR SALE

**9-10 KING STREET, BRISTOL, BS1 4EQ**

**APPROXIMATELY 2,529 SQ FT (234 SQ M)**

### LOCATION

King Street is located at the heart of Bristol City Centre, in close proximity to the historic Queen Square and the city's vibrant waterfront. The location benefits from good access to public transport with good access to major bus routes, also a short walk to Bristol Temple Meads railway station. The immediate surrounding area provides a vibrant and dynamic mix of uses including the Old Vic Theatre directly opposite, offices, as well as restaurateurs and pubs.

### DESCRIPTION

The property comprises of a three-storey office building with an additional lower ground floor. The building is configured on the basis the stairwell runs centrally with rooms either side of the core. The building benefits from kitchenette and WC's on both the second floor and lower ground floor.

### CONTACT

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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### IMPORTANT INFORMATION

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## ACCOMMODATION

The approximate net internal areas are as follows:

Basement	565 Sq ft	52.49 Sq m
Ground Floor	658 Sq ft	61.13 Sq m
First Floor	689 Sq ft	64.01 Sq m
Second Floor	562 Sq ft	52.21 Sq m
Kitchen	55 Sq ft	5.11 Sq m
<b>Total:</b>	<b>2,529 Sq ft</b>	<b>234.95 Sq m</b>

## TENURE

We are offering the property by way of freehold disposal, subject to client formal approval.

## PRICE

Freehold offers are invited on an unconditional basis in the region of £450,000 Subject To Contract.

## BUSINESS RATES

The property currently has two rating assessments the ground and first floor of the property have a Rateable Value of £7,400. The second floor has a Rateable Value of £5,300.

## LEGAL COSTS

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

## VAT

All terms quoted are exclusive of VAT where applicable.

## VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

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For details of all commercial properties marketed through our firm please visit:

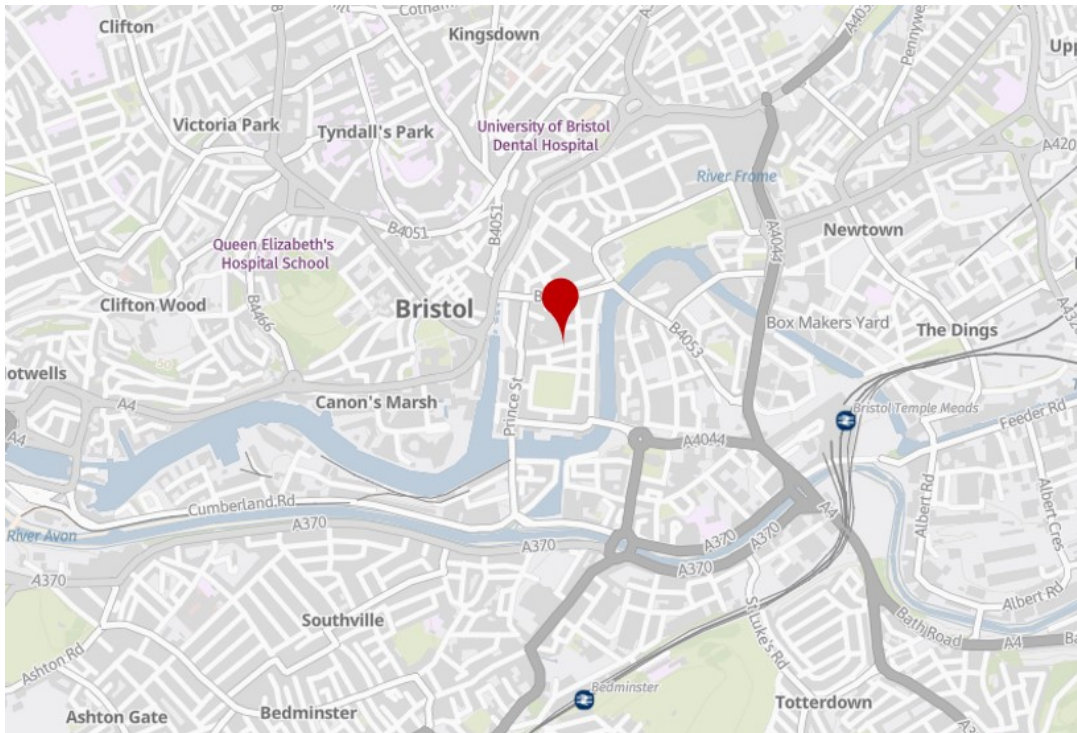
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**SUBJECT TO CONTRACT SEPT 2023**

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