

Bristol

Berkeley House

8 Pritchard Street

Avon

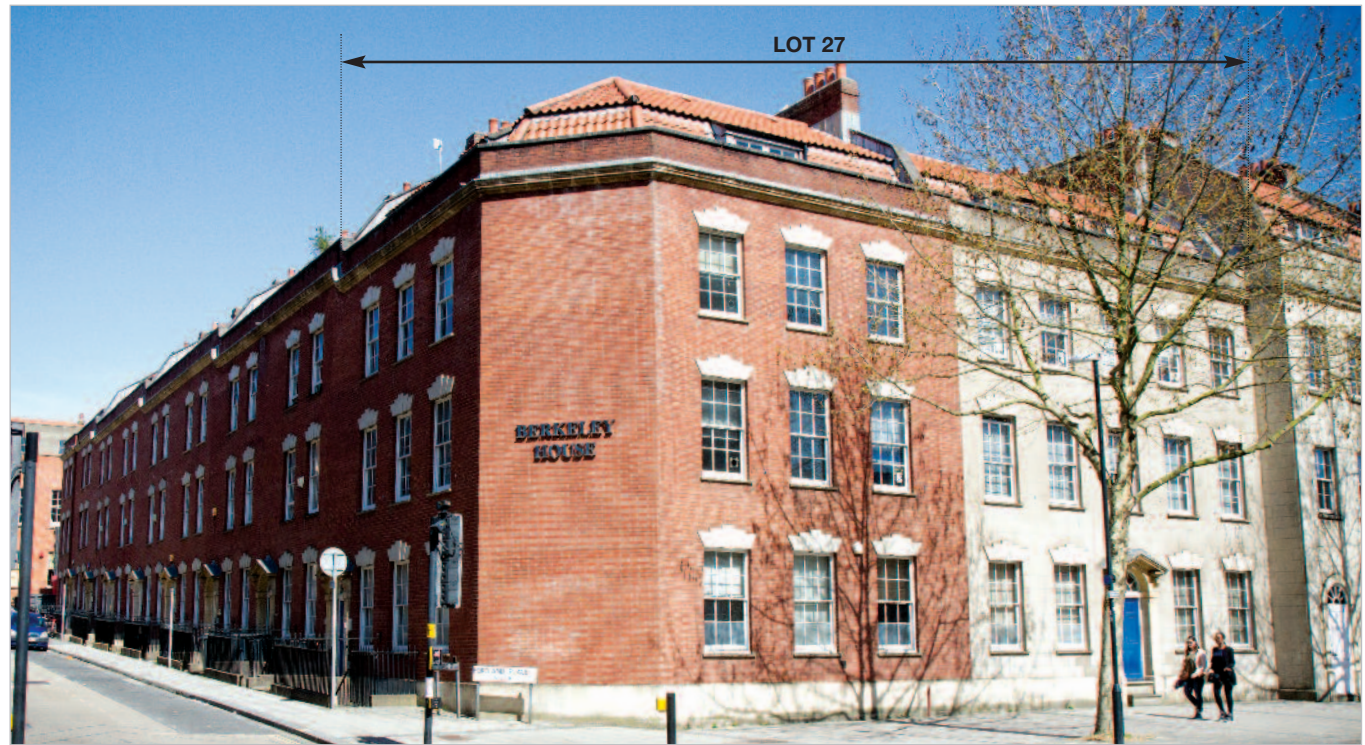
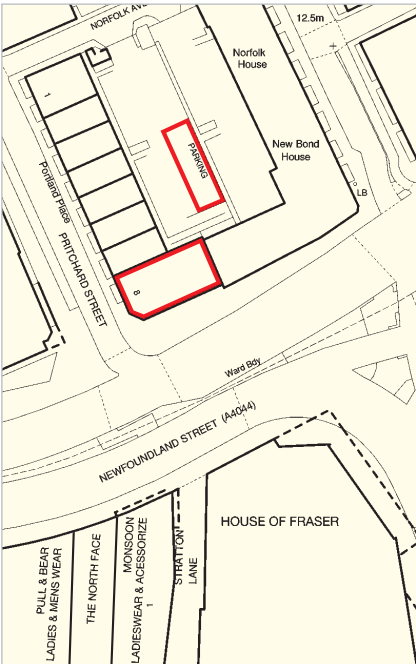
BS2 8RH

- **Freehold Grade II Listed Office Investment**
- **Comprising 1016.74 sq m (10,944 sq ft) offices**
- **City centre position opposite Cabot Circus Shopping Centre**
- **Residential conversion potential**
- **Reversion November 2016**
- **Current Rent Reserved**
£85,000 pa

On the Instructions of Praxis



SIX WEEK COMPLETION AVAILABLE



Tenure

The property – Freehold. The car park – Virtual Freehold. 999 years from 25th July 1988 at a fixed rent of £9 per annum.

Location

The City of Bristol has a population of some 410,000 and is a major port and regional centre situated at the head of the Bristol Channel, 106 miles west of Central London. The city benefits from excellent communications being situated adjacent to the intersection of the M4 and M5 motorways, providing swift access to London, South Wales, the South West and the Midlands. In addition, the city has its own international airport.

The property is situated on the corner of Pritchard Street and Newfoundland Street (A4044), which forms part of the inner ring road, opposite the Cabot Circus Shopping Centre. Occupiers close by include a variety of office occupiers, hotels, a cinema and a full complement of national retailers in the Cabot Circus Shopping Centre, including a House of Fraser Department Store.

Description

The property is arranged on lower ground, ground and three upper floors to provide a self-contained period end of terrace office building. The property benefits from two entrances, one on each frontage and each floor is served by an 8 person passenger lift. To the rear are 9 parking spaces.

The property provides the following accommodation and areas (IPMS):

Lower Ground Floor (sublet)	204.5 sq m	(2,201 sq ft)
Ground Floor	206.86 sq m	(2,227 sq ft)
First Floor	209.31 sq m	(2,253 sq ft)
Second Floor	208.38 sq m	(2,243 sq ft)
Third Floor	187.69 sq m	(2,020 sq ft)
Total	1016.74 sq m	(10,944 sq ft)

Tenancy

The entire property is at present let to OFFICE RESPONSE LTD for a term of 10 years from 28th November 2006 at a current rent of £85,000 per annum. The lease provides for rent reviews in the fifth year of the term and contains effectively full repairing and insuring covenants.

The tenants have vacated the property.

The lower ground floor has been sublet at £19,000 per annum until 31st October 2016.

Planning

The property may be suitable for conversion into residential subject to planning and obtaining all the necessary consents.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

We understand an EPC is not required as the property is listed.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 27 Bristol**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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