

**FOR SALE**

**Carter Jonas**



**6 Unity Street  
Bristol  
BS1 5HH**

**GRADE II LISTED OFFICE BUILDING**

- **Approximately 4,035 sq ft (374.57 sqm)**
- **2 Garage Parking Spaces**

## LOCATION

6 Unity Street is prominently positioned on the northern side of Unity Street close to its junction with Denmark Avenue. There is rear access to the building from Frogmore Street.

The Property is located in the historic heart of Bristol city centre close to retail and leisure positions in Park Street and Queens Road and within easy walking distance of Trenchard Street multi storey car park and City Hall on nearby College Green.

## DESCRIPTION

The Property comprises a mid terrace heritage office building with accommodation on basement, ground and three upper floors.

The building has painted masonry elevations supporting a pitched roof clad in tiles. Windows comprise wooden sash single glazed units. The building has gas-fired central heating.

## ACCOMMODATION

The premises incorporate the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq Ft	Sq M
Basement Ancillary	994	92
Ground Floor Offices	1,030	95.69
Ground Floor Ancillary	35	3.24
First Floor Offices	913	84.82
First Floor Ancillary	35	3.24
Second Floor Offices	552	51.31
Third Floor Offices	439	40.8
Total	4,035	374.57

## PARKING

The building has 2 garage spaces accessed from Frogmore Street.

## BUSINESS RATES

Rated as 'Offices and Premises'.  
Rateable Value: £32,500.

## PLANNING

The building has been in use as offices. The property is Grade II listed and within the College Green Conservation Area.

## TENURE

The property is held under a 2000 year lease from 25th March 1917.

## TERMS

The property is offered For Sale by way of the long leasehold interest.

## PRICE

Offers are invited in excess of £950,000 subject to contract.

## EPC

Energy Performance Certificate is available to interested parties upon application.

## VAT

All terms quoted are exclusive of VAT where applicable.

## FURTHER INFORMATION

For further information contact the sole agents;  
Carter Jonas, St Catherine's Court, Berkeley Place,  
Bristol, BS8 1BQ

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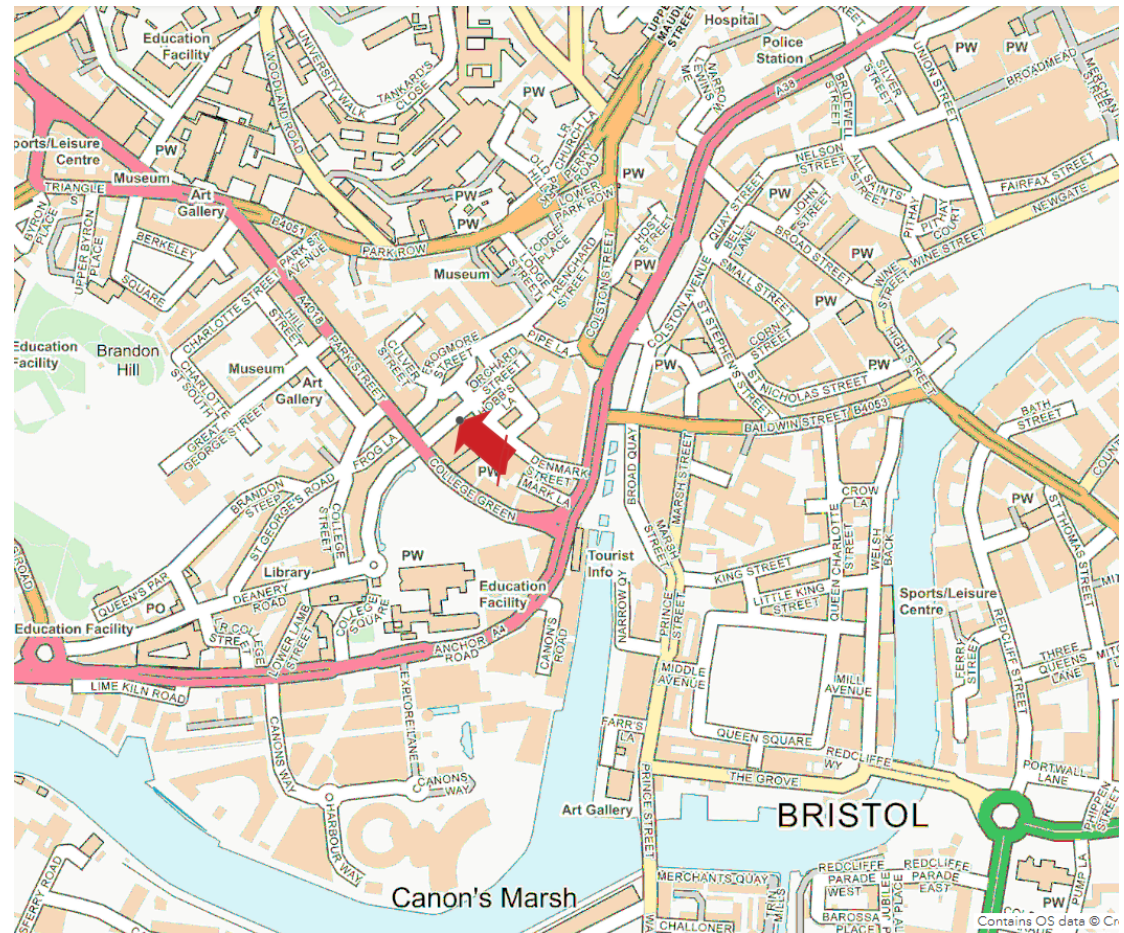
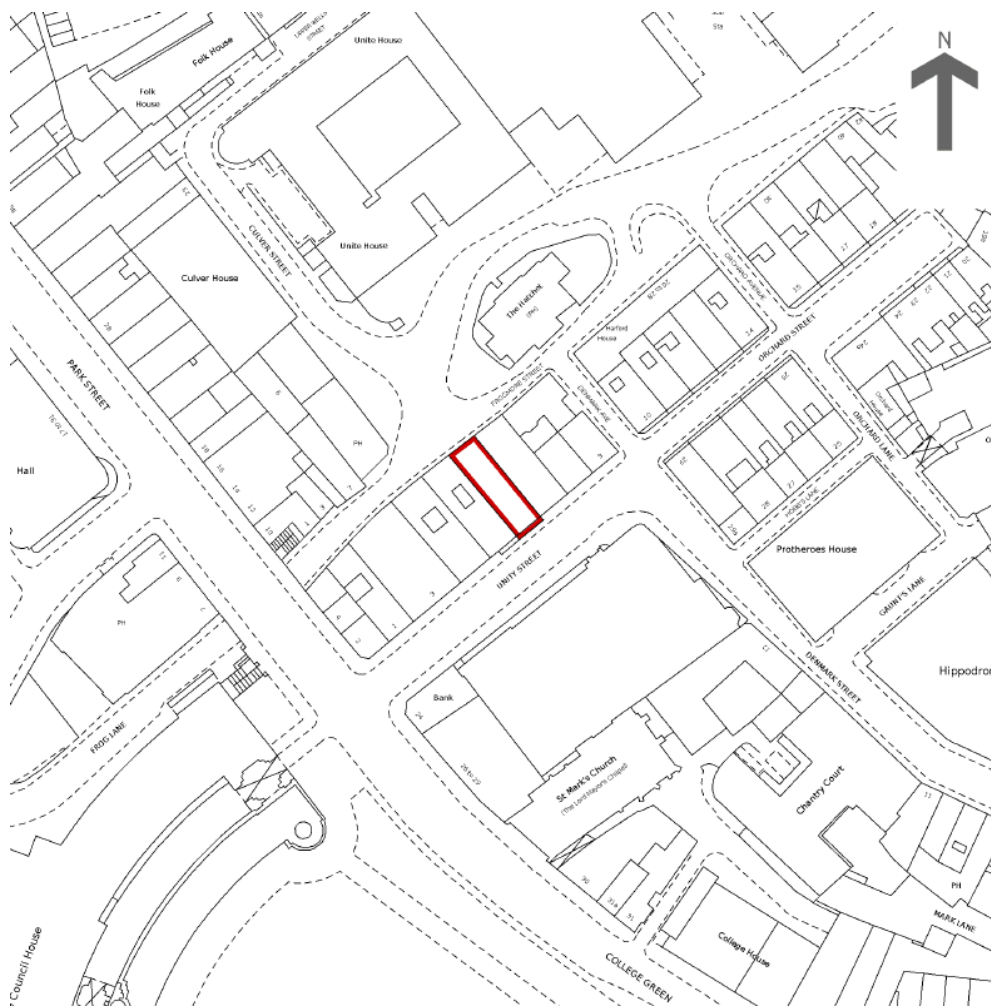


**SUBJECT TO CONTRACT**

# Carter Jonas

## IMPORTANT INFORMATION

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## FURTHER INFORMATION

Should you require further information please contact:

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