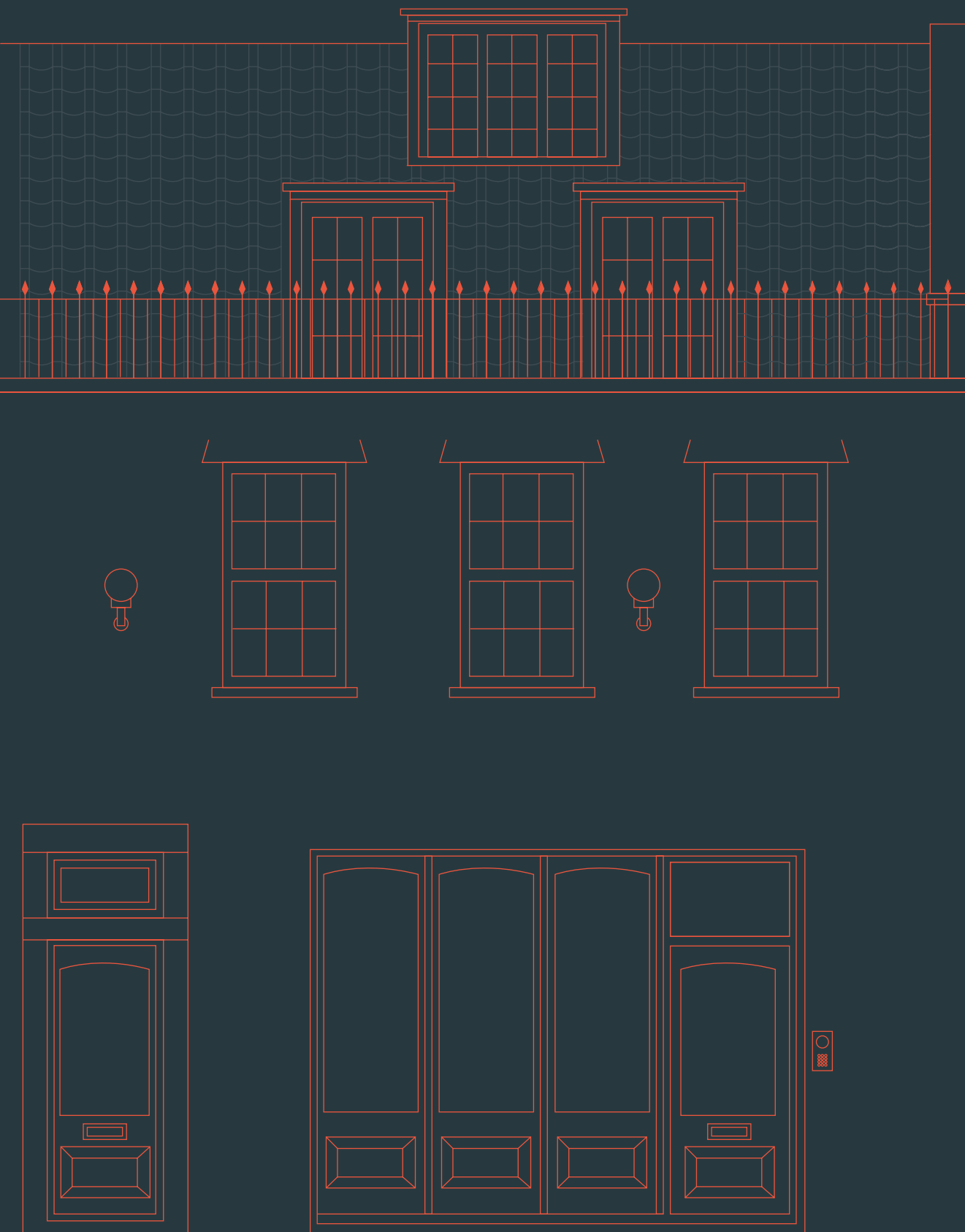


82 HOTWELL ROAD BS8 4UB

A rare opportunity to acquire an outstanding boutique office on Bristol's vibrant harbourside.

FOR SALE

1,043sq ft /
96.92sq m





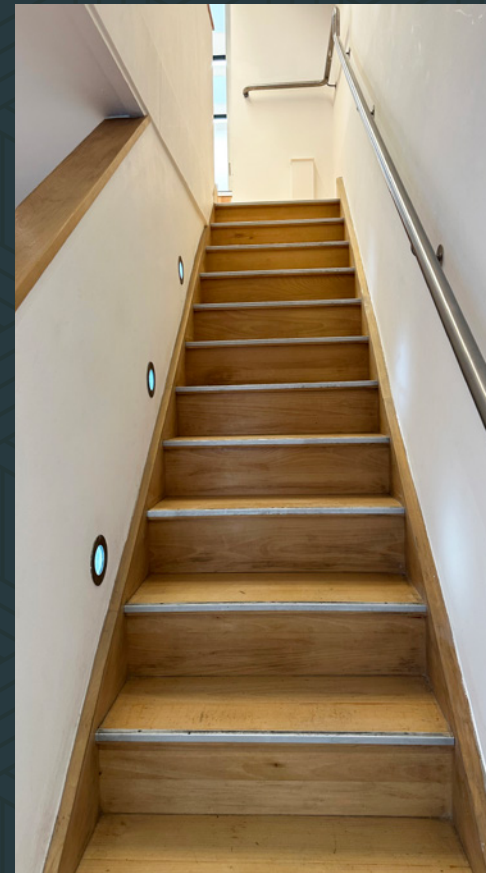
82 HOTWELL ROAD

82 Hotwell Road comprises a self contained office across two floors on Bristol's iconic harbourside. The property is situated in close proximity to both Clifton Village and the city centre. Hotwell Road is a popular location for businesses to capitalise on the easy commute into this side of the city and the picturesque surroundings of the old docklands which includes the SS Great Britain which is situated opposite.

Excellent restaurants and bars are within easy walking distance, such as the Grain Barge, The Pump House, Harbour Hub, Broken Dock and Noah's Seafood restaurant.

The property benefits from excellent natural light with uninterrupted views of the harbour on both floors. New gas central heating system, ground floor and first floor WC's, a modern kitchen and storage provision.

The property is in the Clifton Residents Parking Zone and a business occupier is entitled to 7 on street parking permits at a cost of £280 per permit.





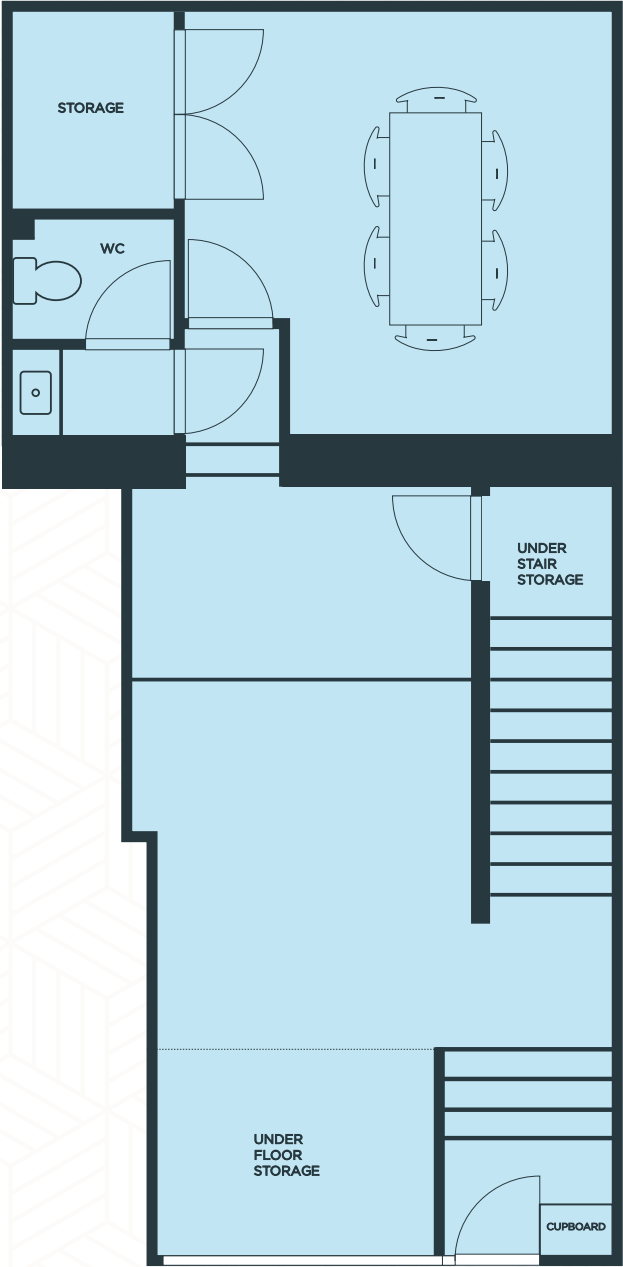
UNINTERRUPTED
VIEWS ACROSS
BRISTOL'S HISTORIC
HAROURSIDE



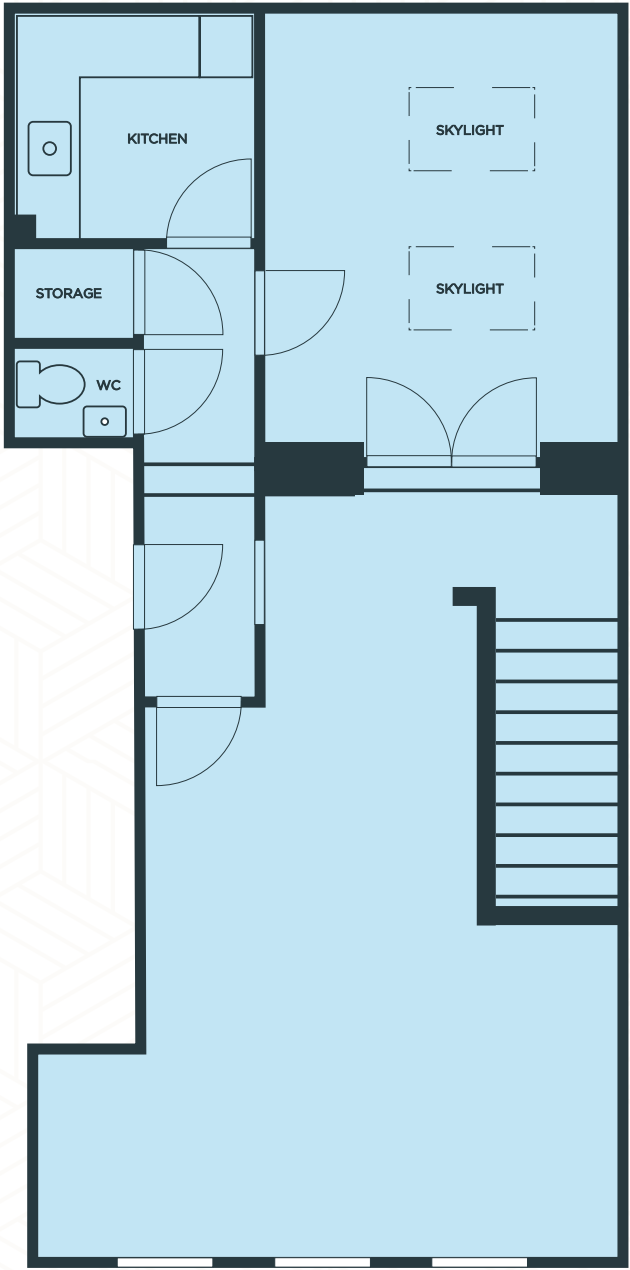
82 Hotwell Road provides 1,043 sq ft (96.92 sq m). The building will provide an excellent opportunity for an occupier looking to accommodate 6 – 12 staff dependant on configuration.

1,043sq FT
96.92sq M

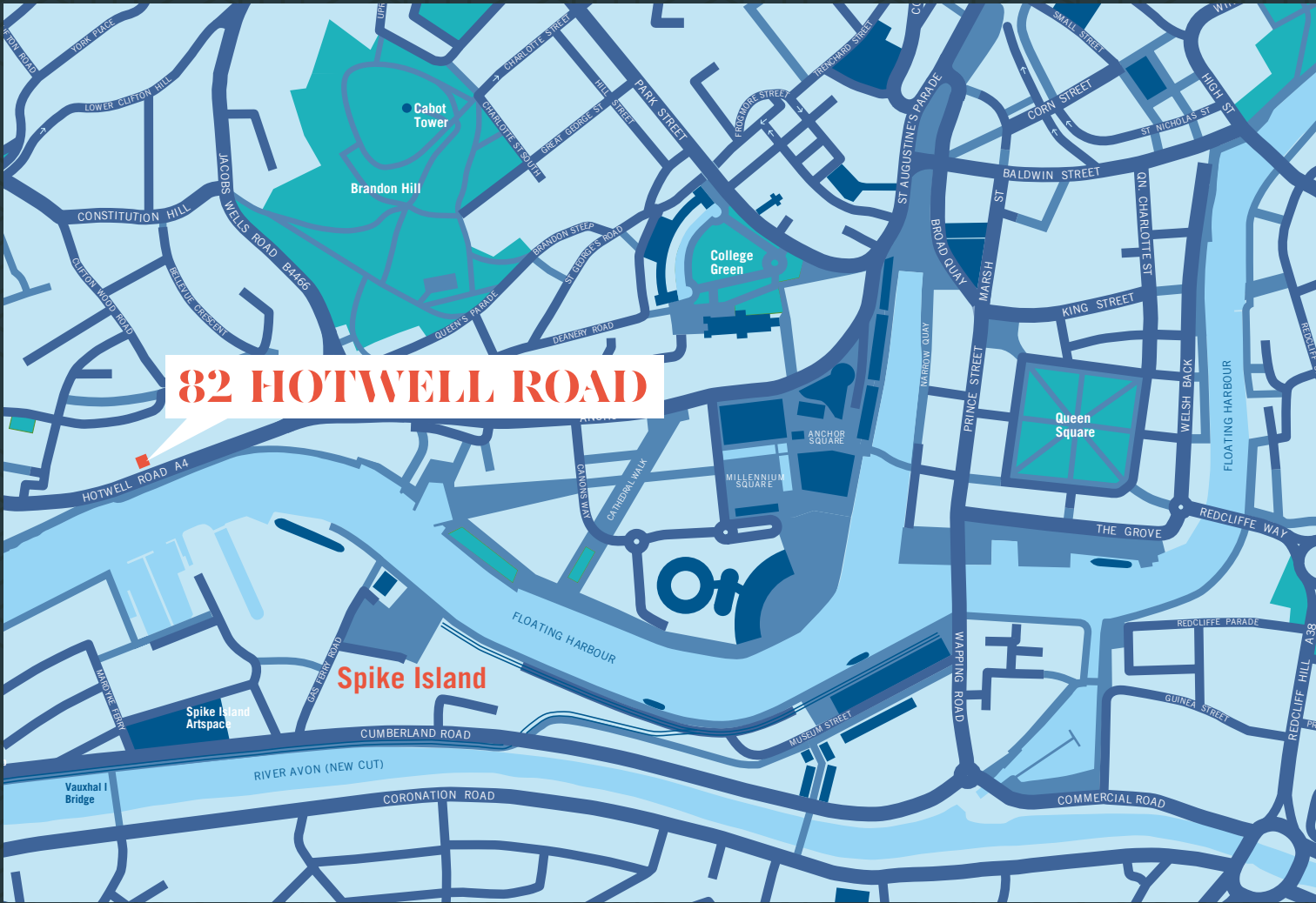
GROUND
FLOOR



FIRST
FLOOR



ACCOMMODATION		
Floor	Sq M	Sq Ft
1st Floor:	47.12	507
Ground Floor:	49.80	536
TOTAL:	96.92	1,043



LOCATION

82 Hotwells Road occupies a prime location with uninterrupted views across the historic harbourside, with an easy walk into the city centre.

City Centre	13 mins
Millennium Square	28 mins
Temple Meads	28 mins
Bristol Bus Station	25 mins
Bristol Ferry	2 mins
Mardyke Wharf Car Park	2 mins

London	1 hr 45 mins
Cardiff	48 mins
Birmingham	1 hr 35 mins
Exeter	1 hr 17 mins



Tenure

The office is available for sale with vacant possession.

The office is currently held by way of long leasehold interest for 200 years from 1st Jan 1984 at a peppercorn annual ground rent. We understand that the freehold may be able available to purchase in due course.

Price

Upon application to the sole agents.

Business Rates

Rateable value 2024/2025 - £14,500

Rates payable - £1,200 per annum (with small business relief).

EPC

Undergoing reassessment.

VAT

All figures quoted are exclusive of VAT

Use

The building falls under Use Class E, Commercial, Business and Service.

Legal Costs

Each party to be responsible for their own legal and professional fees incurred in the transaction.

A PRIME LOCATION WITHIN EASY REACH OF THE CITY CENTRE

For more information please contact:

Harry Allen

07807 999 440

hralen@savills.com

Sam Williams

07811 762 491

sam.j.williams@savills.com

savills

Savills, their clients any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

February 2025. Design: www.qubedesign.com