

For Sale

43 Queen Square, Bristol BS1 4QP



Office Investment Opportunity

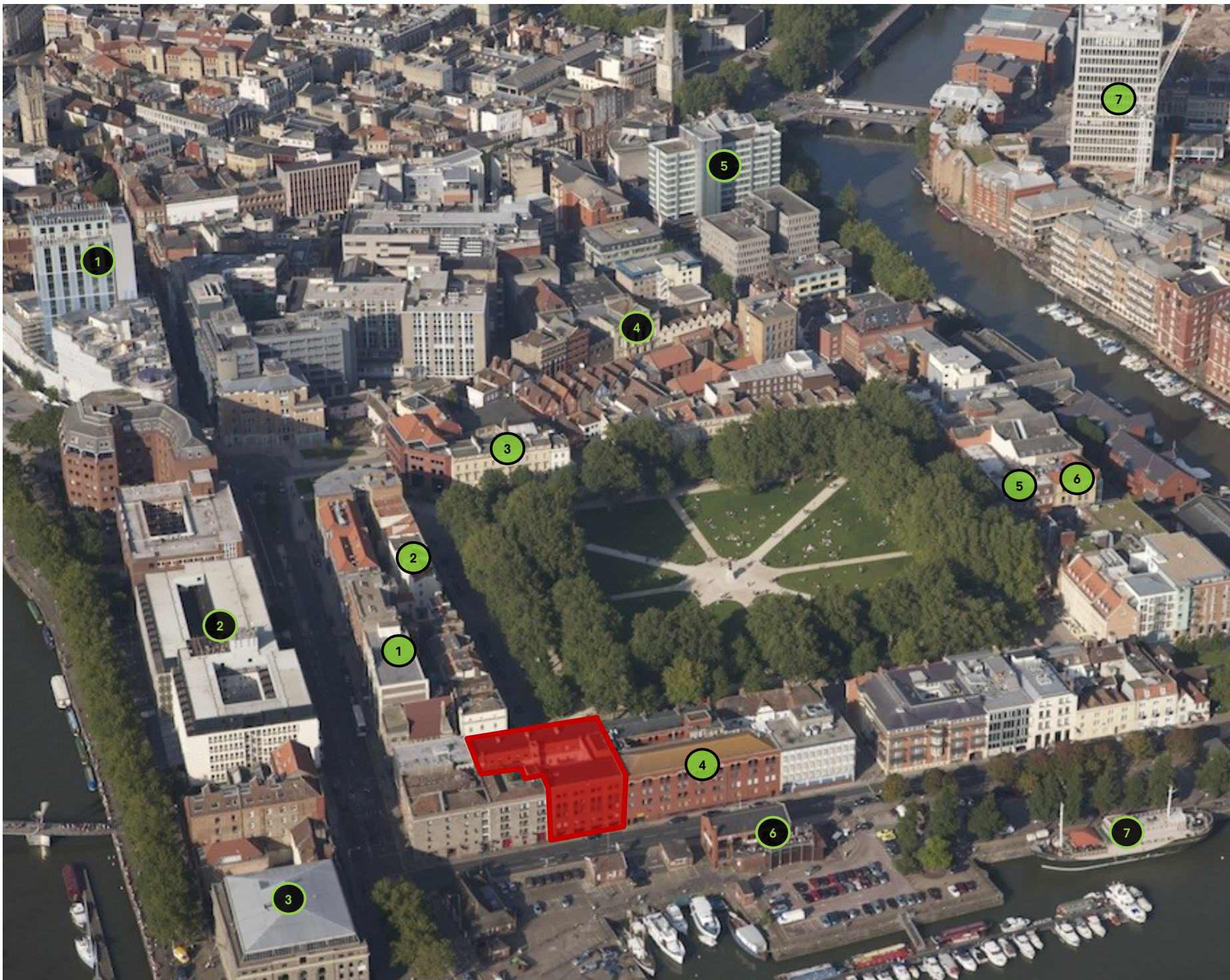
alder king

PROPERTY CONSULTANTS

Investment Summary

- Situated in Queen Square, one of the city's most prestigious office addresses
- Period office building totalling 25,041 sq ft over ground and three upper floors with central courtyard area
- 14 secure car parking spaces at basement level
- Long leasehold – 120 years from 29 September 1982 at £48,975pa
- Single-let to the strong covenant of Lyons Davidson Ltd for a further 10 years.
- Gross passing rent of £376,715pa (£15 per sq ft)
- Net rent of £327,740pa after allowing for ground rent
- Offers sought in excess of £4,600,000 reflecting a net initial yield of 6.73%.





OCCUPIERS

- 1 MOTT McDONALD
- 2 QUEEN SQUARE CHAMBERS
- 3 66 QUEEN SQUARE SKANSKA DEVELOPMENT
- 4 HANDELSBANKEN
- 5 BARCLAYS BANK PLC
- 6 MDA CONSULTING
- 7 TLT SOLICITORS

AMENITIES

- 1 RADISSON BLU HOTEL
- 2 THE BRISTOL HOTEL
- 3 ARNOLFINI ART GALLERY
- 4 BRISTOL OLD VIC
- 5 MERCURE HOTEL
- 6 MUD DOCK CAFÉ
- 7 THEKLA

Location and Situation

Location

Bristol is the largest city in the south west of England and is located 120 miles west of London, 90 miles south of Birmingham and 44 miles east of Cardiff. Bristol is a commercial and industrial city benefitting from excellent links with the M4/M5 interchange to the north and the M32 connects the city centre with the M4 at junction 19.

The city has two major railway stations, Bristol Temple Meads and Bristol Parkway, both providing regular services to London, the Midlands and North, South Wales and the South West. The journey time to London Paddington is approximately 90 minutes. It is anticipated that Network Rail will soon confirm that the London to Bristol line will be electrified by 2016, improving capacity by 20% and decreasing journey times.

Bristol airport is situated approximately 8 miles south west of the city centre via the A38. It is the fastest growing airport in the UK with circa 6 million passengers flying to over 110 scheduled destinations throughout the UK, Europe and US each year.

The Bristol and Bath region is one of Europe's fastest growing sub-regions and Bristol has been voted as the European Green Capital for 2015. The city is consistently voted as one of the best places to live and work in the UK. Residents benefit from the mix of successful local and national employers and the thriving cultural scene. Bristol is well represented in law, defence, aerospace, engineering, financial services, IT and electronics. Major employers in the city include Osborne Clarke; Burges Salmon; Airbus; MOD; Rolls Royce; Axa Sun Life; KPMG; Deloitte and Hewlett Packard.

The University of Bristol and the University of the West of England, two of the country's leading universities, provide Bristol with a skilled labour pool.

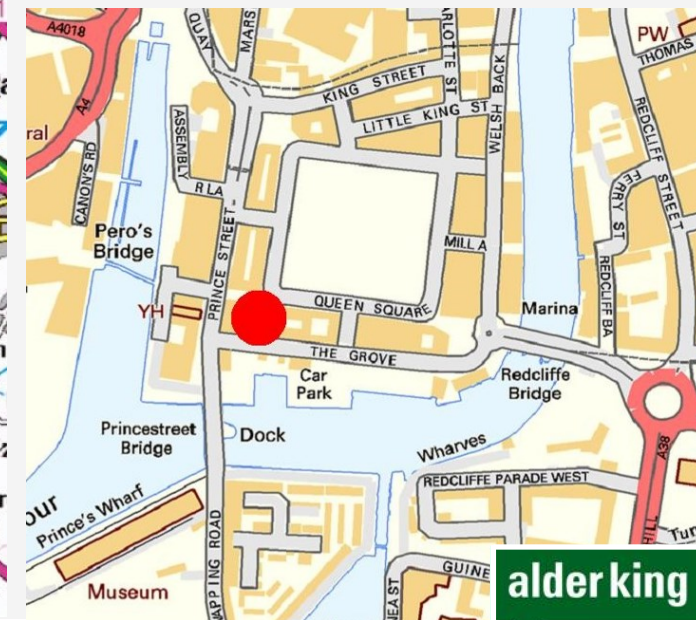


Situation

Queen Square is a picturesque and prestigious office location and is home to a number of companies in the professional and financial sectors. The Square sits adjacent to Bristol's floating harbour and is surrounded by waterfront cafés and bars. The property is only a 10 minute walk to Broadmead and Cabot Circus. The subject property is situated on the south eastern corner of the square.

Temple Meads Railway Station is within a 10 minute walk and access to the M4 and M5 motorways is a short drive via the M32 and A4 respectively.

Many of Bristol's city centre office buildings are subject to proposals for change of use from commercial to residential use under the revised Permitted Development Rights, thereby diminishing the supply of similar office accommodation in the city centre.



alder king

PROPERTY CONSULTANTS

Description and Accommodation



Description

The property comprises a mid-terraced Georgian period office building arranged over ground and 3 upper floors. The building fronts onto Queen Square and backs onto The Grove, with an enclosed central courtyard.

Features include:

- Suspended ceilings
- Perimeter trunking
- Comfort cooling/air conditioning
- Mixture of cellular and open plan office space

The property benefits from 14 secure car parking spaces at basement level accessed via The Grove.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate net internal floor areas:

Use	Area (sq ft)	Area (sq m)
Ground Floor	6,236	579.34
First Floor	6,521	605.79
Second Floor	6,415	606.22
Third Floor	5,869	545.23
Total	25,041	2,336.59

*Red Line plan is for indicative purposes only.

alder king

PROPERTY CONSULTANTS

Tenancy and Covenant Information

Tenure

Long leasehold. Held on two 120 year leases from 29 September 1982. The lease of the main building is subject to a passing rent of £48,975 per annum and is reviewed annually to 13% of the net revenue. The user is restricted to offices with ancillary canteen kitchen and dining room facilities.

The second lease demises the small area of land to the front of 43 Queen Square within the low walled area and is subject to a peppercorn rent with no provision for review.

VAT

The property is VAT elected, however it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Tenancy

The entire premises are let to Lyons Davidson Ltd on two separate FRI leases subject to a schedule of condition.

The front ground, first, second and third floor offices and rear second floor office of the building are let from 31 March 2011, expiring on 31 October 2024 (10 years unexpired) at £260,000 per annum subject to 5 yearly upward only reviews to open market rent.

In 2011 the tenant signed a further coterminous lease for the remainder of the space in the building on the same terms as above save for the rent which is £116,715 per annum. The total gross rent is therefore £376,715 per annum (£15.00 per sq ft) and the net rent after allowing for the ground rent is £327,740 per annum.

Energy Rating

The building has an EPC rating of D (97). A copy of the EPC is available upon request.

Covenant Information

Lyons Davidson Group is a centrally funded associated group comprising Lyons Davidson Limited and The Injury Care Clinics Limited.

The group employs approximately 1750 staff and provides a range of legal and healthcare services. The legal division has significant joint venture/strategic arrangements with a number of leading insurers.

Further financial information is available on request.



Contact and Viewing Arrangements



Proposal

Offers are sought in excess of **£4,600,000 (Four Million and Six Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.73%** assuming normal purchaser's costs at 5.8%

Viewing Arrangements

For further information or to arrange an inspection please contact the sole agents.

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

Oli Stretton

0117 317 1121

ostretton@alderking.com

Lucy Round

0117 317 1108

lround@alderking.com

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

OJS/LR/September2014/78522

Important: Alder King for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars contained herein are for guidance purposes only and do not constitute either part or whole of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves as to their correctness. 3. No person in the employment of Alder King has any authority to make or give any representations or warranties whatsoever in relation to these properties. 4. No responsibility can be accepted for expenses incurred by intending purchasers in inspecting and considering the properties which are offered. Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. Accordingly: 1. Alder King do not accept any responsibility for, and you should not place any reliance on us in respect of, the detection and/or management of any asbestos and/or asbestos related compounds contained in the property. 2. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.

alder king

PROPERTY CONSULTANTS