



# MAGGS & ALLEN

7-8 KING STREET  
BRISTOL, BS1 4EQ

**£70,000 Per Annum**

- Substantial Grade II listed building
- Suitable for various uses
- 4 storeys plus basement
- Rear courtyard



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

Substantial Grade II listed former nursery extending to approximately 4,658 sq ft over 5 floors, providing characterful and flexible accommodation.

The property would suit a continued educational use, or alternative medical, clinical, or office occupiers, subject to the necessary consents. The building offers a range of rooms suitable for consultation spaces, offices, or meeting rooms while retaining attractive period features.

## LOCATION

The property is situated in the heart of Bristol city centre on King Street, close to its junction with Queen Charlotte Street. The location is surrounded by a number of well known city landmarks, including Bristol Old Vic directly opposite.

King Street is a historic seventeenth century street running from the Bristol Floating Harbour into the city centre and lies adjacent to the parkland at Queen Square. The street is well known for its historic character and attractive period buildings, forming part of one of the city's most distinctive areas.

## LEASE DETAILS

The property is available to let by way of assignment of an existing 15 year lease, expiring May 2033. A copy is available for review on request.

The incoming and outgoing tenant to incur their own respective legal fees, with the landlord's legal fees split 50/50.

## BUSINESS RATES

The rateable value with effect from April 2026 is £47,500.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: E (valid until April 2027)

## FLOOR PLAN

Please contact the office should a copy be required.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment.

## TENANT APPLICATION FEE

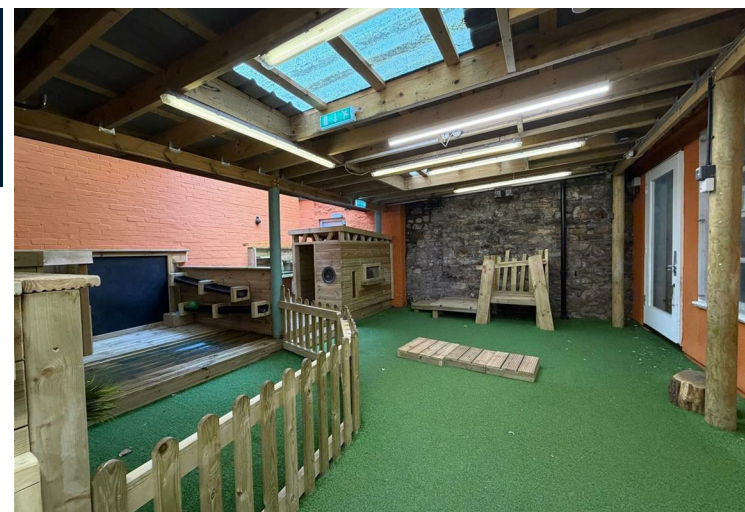
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

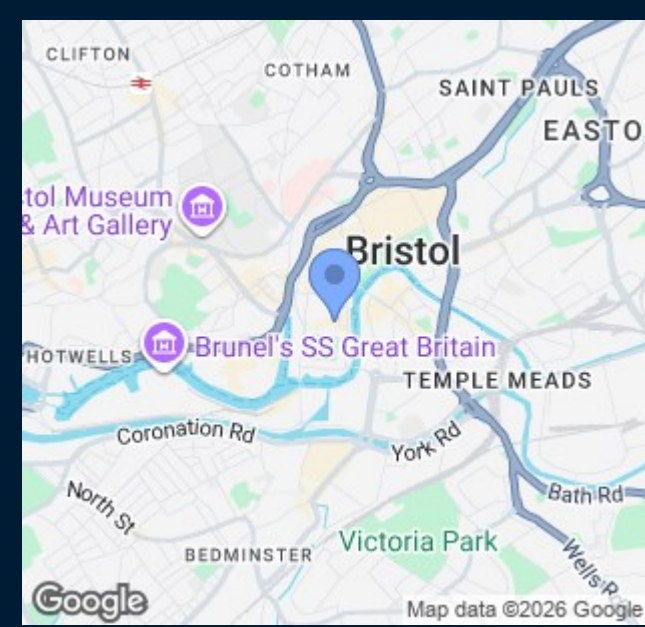
## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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