



Bootmaker Studios, Adjacent to 1 Lodge Road, Kingswood, Bristol, BS15 1TA

Guide Price £440,000

Hollis Morgan - A Freehold COMMERCIAL UNIT (498 Sq M) with PLANNING GRANTED to convert into 15 RESIDENTIAL UNITS and a GDV of £2m +

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ADDRESS

Adjacent To 1, Lodge Road, Bristol, BS15 1LD.

THE PROPERTY

A Freehold light industrial commercial unit (5360 ft2 / 498 m2) with a three storey red brick building on the West aspect with access from Soundwell Road.
Sold with vacant possession.

LOCATION

Soundwell Road is situated in Kingswood, a popular urban area in South Gloucestershire on the eastern border of Bristol
Within easy reach, the High Street which provides a diverse range of independent shops, retailers and cafes as well as its own popular shopping precinct and supermarkets.
Kingswood leisure centre is also a short walk away as is a choice of highly regarded local schools such and St Stephens Primary School.
With the A420, Ring Rd and Bath Road nearby, access to Bristol City Centre (4 Miles) Bath (12.5 miles) and Chippenham (18 miles) is very convenient and so ideal for commuters.

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT - PLANNING GRANTED

Planning has been granted to convert the property into 15 residential units with a GDV in excess of £2m

ALTERNATIVE SCHEMES

There is scope for a wide range of other commercial and residential schemes including continued light industrial use or HMO's / Townhouses
All subject to gaining the necessary consents.

PROPOSED SCHEDULE OF DEVELOPMENT

GROUND FLOOR

UNIT 1 – 35.5 Sq M
UNIT 2 – 30.9 Sq M
UNIT 3 – 31.2 Sq M
UNIT 4 – 34 Sq M
UNIT 5 – 31.2 Sq M
UNIT 6 – 31.2 Sq M
UNIT 7 – 31.2 Sq M
Bike Store
Bin Store

FIRST FLOOR

UNIT 8 – 51.7 Sq M
UNIT 9 – 35 Sq M
UNIT 10 – 36.9 Sq M
UNIT 11 – 32.7 Sq M
UNIT 12 – 31.2 Sq M
UNIT 13 – 31 Sq M
UNIT 14 – 31 Sq M

TOP FLOOR

UNIT 15 – 51.9 Sq M

GDV - HOLLIS MORGAN NEW HOMES

The Hollis Morgan New Homes team have provided a GDV appraisal which can be downloaded in the legal pack.

If you want to discuss the site or alternative schemes in further detail please contact Calum Melhuish @ Hollis Morgan HQ

PLANNING GRANTED

NOTICE OF DECISION

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)

(ENGLAND) ORDER 2015

DETERMINATION UNDER PART 3, CLASS PA OF SCHEDULE 2 (Changes of Use)

Application No. 20/03490/COU

Address Adjacent To 1, Lodge Road, Bristol, BS15 1LD.

Description of Development Application to determine if prior approval is required for the proposed change of use from light industrial (Class B1(c)) to dwellinghouse (Class C3) - 15 units.

Agent Joanne Kelly

Applicant Key Creative

Decision Prior Approval is given for the above development and as described in the notice to the council received on 4 August 2020

Date of decision: 30.09.20

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

Studio apartments - £650pcm - £700pcm

1 bed apartments - £825pcm - £875pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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PROPOSED GROUND FLOOR PLAN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
No energy efficient light-bulb rating code		No environmental friendly - lower CO ₂ emission	
England & Wales		England & Wales	

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