



**FOR SALE / MAY LET PART**

**RESIDENTIAL DEVELOPMENT  
OPPORTUNITY & RETAIL UNIT**

41 High Street & Russell Mews, Chipping Sodbury, BS37 6BA





- ◆ Residential Development Opportunity / Retail unit
- ◆ PP for 8 Residential Units
- ◆ Additional Vacant Retail Unit (May Let Separately)
- ◆ Attractive Commuter Town
- ◆ Good access to public transport



## LOCATION

The property is located in the town of Chipping Sodbury, South Gloucestershire. Chipping Sodbury is an affluent town approximately 16 north east of Bristol and 15 miles north of Bath. Transport links are good with access to Junction 18 M4 within 5 miles. Rail connections to London Paddington and Bristol Temple Meads are available at Yate approximately 1.5 miles distant. The property is terraced with frontage to Chipping Sodbury's attractive High Street (B4060). The retail offer is largely made of quality local independent shops, including delis, butchers, pharmacy, cafes and restaurants.

## DESCRIPTION & PLANNING

The property is offered for sale freehold in two lots. Lot 1 comprises offices / studio space and former stabling, with the benefit of planning consent under ref P23/00220/F for the 'Erection of infill extension to facilitate change of use of buildings to 8no. dwellings as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with associated landscaping and works'. The units comprise 3No. 1 bed flats, 4No. 1 bed duplexes and 1No. 2 bed duplex with the plans showing 2 car parking spaces included. Lot 2 comprises a ground floor retail bar / restaurant unit. The property is not Listed but is within Chipping Sodbury Conservation Area.



## ACCOMMODATION

The property comprises the following:

### Lot 1

Residential Development (Proposed):

	SQ M	SQ FT
Plot 1 - 2 bed duplex	75.00	807
Plot 2 - 1 bed duplex	64.10	690
Plot 3 - 1 bed duplex	70.90	763
Plot 4 - 1 bed duplex	61.50	662
Plot 5 - 1 bed duplex	56.50	608
Plot 6 - 1 bed flat	58.20	627
Plot 7 - 1 bed duplex	61.6	663
Plot 8 - 1 bed flat	50.00	538
<b>Sub Total</b>	<b>497.8</b>	<b>5,358</b>

Plans for the residential development can be found on South Gloucestershire Council's planning portal <https://beta.southglos.gov.uk/search-planning-applications/>

Planning reference P23/00220/F

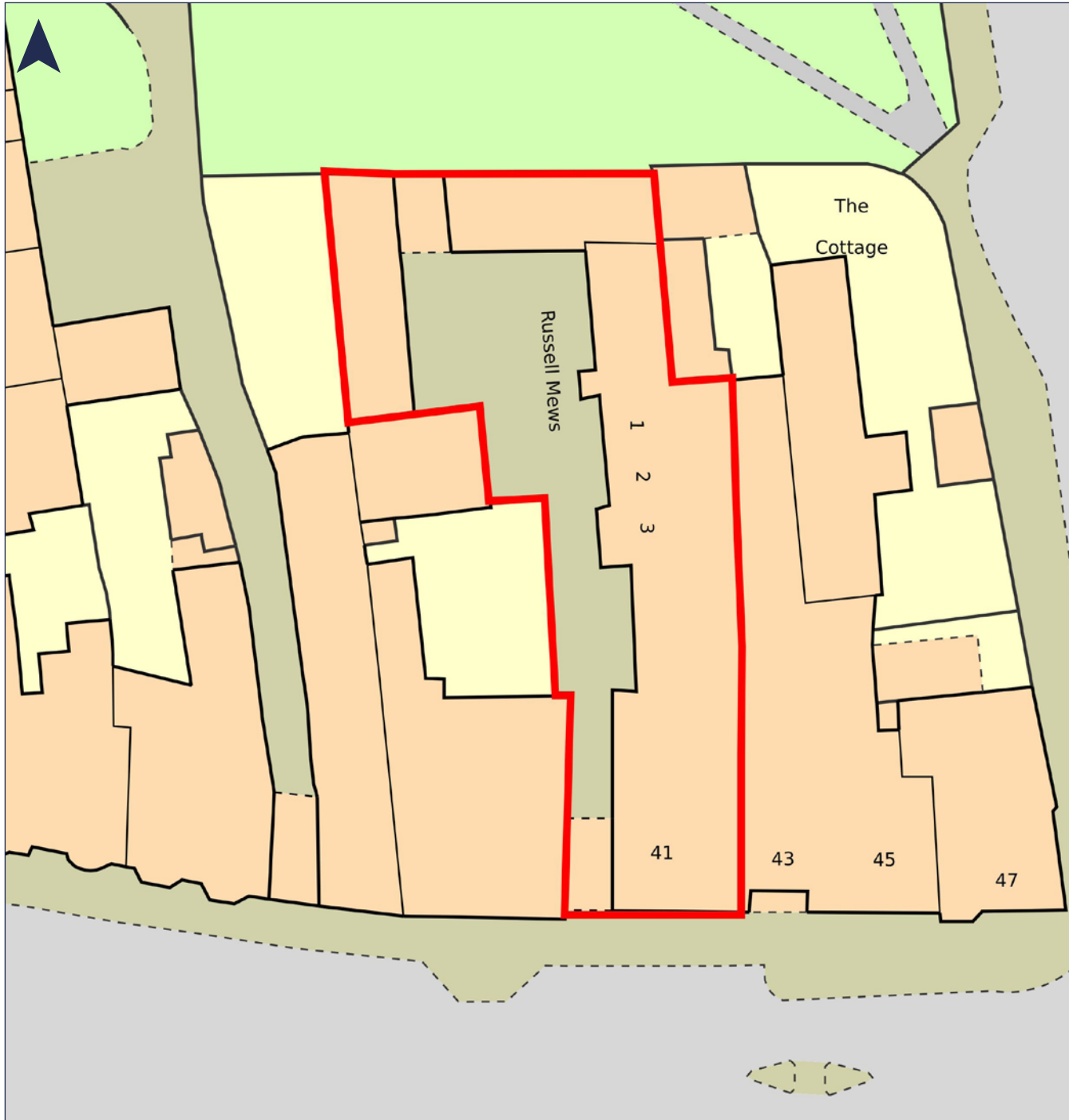
### Lot 2

41 High Street - Ground Floor Bar / Restaurant (Sui Generis) unit:

	SQ M	SQ FT
Bar/restaurant	89.00	958
Back of house	52.00	560
Cellar	TBC	TBC
<b>Sub Total</b>	<b>141</b>	<b>1,516</b>

Its is considered that this unit could provide for alternative uses / development subject to the necessary statutory consents





## METHOD OF SALE

The freehold interest is offered for sale by private treaty as a whole or in two lots. Consideration will also be given to leasing the ground floor unit.

## PRICE

Lot 1 - £625,000

Lot 2 - £395,000

## RENT

Consideration will be given to leasing 41 The High Street on the basis of a new lease, terms to be agreed, at a rent of £30,000 per annum. It is considered that this unit could provide for a range of alternative uses / development subject to the necessary statutory consents.

## VAT

All figures are stated exclusive of VAT which is applicable at the prevailing rate.

## TENURE

The Freehold interest is offered for sale

## FURTHER INFORMATION

Please contact the sole selling agent, CSquared Real Estate LLP:

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