



**29 – 31 St Paul's Road, Clifton, Bristol**

Mixed use student and commercial investment / development opportunity

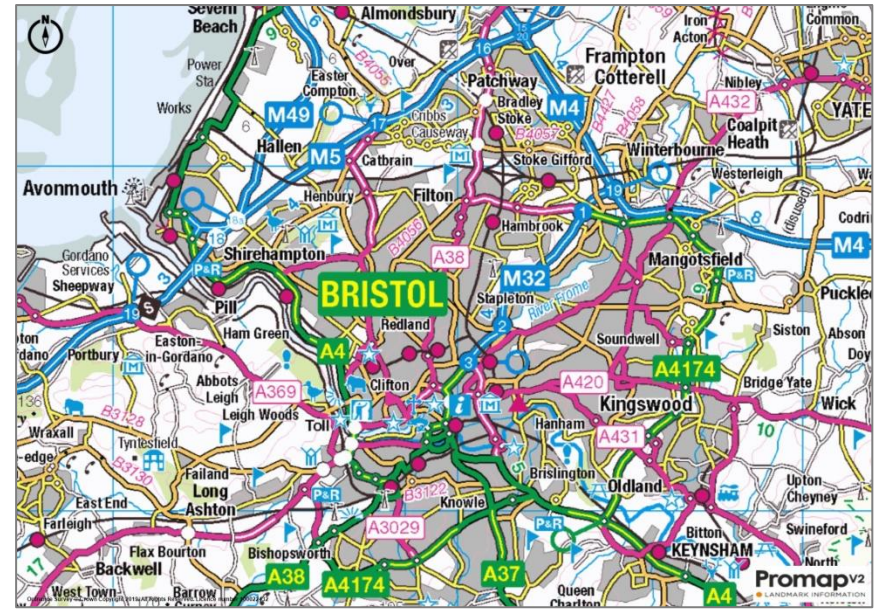
(Subject to Consents)

# 29 – 31 ST PAULS ROAD, CLIFTON, BRISTOL

## LOCATION

Bristol is the 5th largest conurbation in the UK and the capital of the South West. The city ranks amongst the most attractive, successful and culturally prestigious cities in the UK and enjoys a rising profile within Europe and beyond. This is due to the city's world class knowledge economy based in Aerospace, Defence, Engineering, ICT and Electronics, Financial Services, Media, Creative and Environmental industries, and the global reach of its two Universities.

The city benefits from excellent transport links, being strategically located at the junction of the M4 and M5 motorways which provide links to London, Birmingham, Exeter and Cardiff. Bristol also has two principal railway stations – Bristol Temple Meads (city centre) and Bristol Parkway (to the north of the city). These provide regular direct intercity services to the major cities throughout the UK including; London Paddington (high-speed), Manchester, Birmingham, Cardiff and the South West. Bristol International Airport lies 12.8 km (8 miles) south of the city centre and is serviced by a dedicated coach link. It offers scheduled flights to 111 destinations throughout the UK and all major European economies.

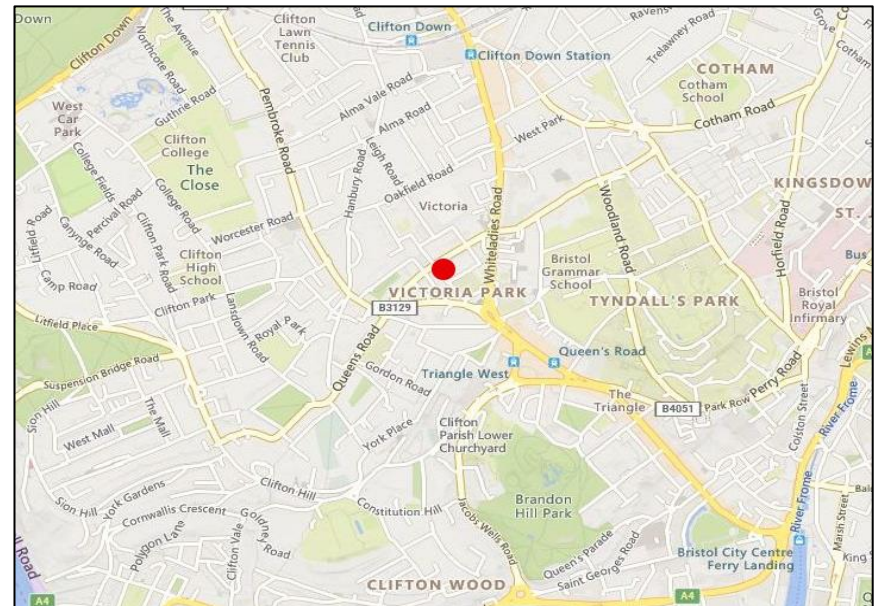


## SITUATION

The subject property is located within the affluent Clifton area of Bristol which is very popular as a residential, student and leisure destination.

The University of Bristol campus is centred around Clifton and many houses and flats are utilised as student accommodation with strong levels of tenant demand in the area. Clifton is also highly sought after amongst residential owner-occupiers and is perceived as Bristol's most affluent and prime destination.

The subject is positioned a short distance from Whiteladies Road and The Triangle which provide very popular retail/leisure destinations and immediately adjacent to the subject is Racks Bar & Kitchen, an established a popular bar/restaurant.



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## DESCRIPTION

The subject property comprises two adjacent Grade II Listed buildings which are connected at the ground-floor level only. To the front of the property there is car parking for 3 cars and to the rear is a large terrace which is used by the bar tenant.

### 29 St Paul's Road

29 St Paul's Road is arranged over ground and two upper floors and is in use as a three-bedroom residential/student property. The accommodation is finished to a basic specification throughout and would benefit from redecoration and modernising.

### 31 St Paul's Road

31 St Paul's Road is in an end-of-terrace position and is arranged over lower ground, ground and three upper floors. The lower ground floor comprises a licenced bar with the ground and first floors comprising former Royal British Legion administrative offices, which are now vacant. The second and third floors comprise a single residential/student maisonette.

## ACCOMMODATION

The two properties provide a total gross internal floor area of 6,590 sq ft, (ignoring communal parts of 31) having been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

### 29 St Paul's Road -

Floor	Use	Sq M	Sq Ft
Ground	Residential	36.6	394
First	Residential	47.2	508
Second	Residential	47.2	508
<b>Total</b>		<b>130.99</b>	<b>1,410</b>

### 31 St Paul's Road –

Floor	Use	Sq M	Sq Ft
Lower Ground (Bar)	Bar	245.7	2,645
Ground (Former RBL)	Administrative Offices	66.7	718
First (Former RBL)	Administrative Offices	48.6	523
Second (Flat)	Residential	62.6	674
Third (Flat)	Residential	57.7	622
<b>Total</b>		<b>481.42</b>	<b>5,182</b>

## ASSURED SHORTHOLD TENANCIES'

The residential parts of the property have been let for the academic year 2023 / 2024 on ASTs to students.

29 St Paul's Road is let to three private individuals until 10<sup>th</sup> June 2024 at an annual rent of £20,250.

The second and third floors of 31 St Paul's Road are let to three private individuals until 24<sup>th</sup> June 2024 at an annual rent of £19,500.

## DEN AND TERRACE

The lease to the bar tenant has expired but will be renewed prior to a sale.

The renewal will be based on a 7-year lease with 3.5-year tenant only break option and the rent is to be based on a % of turnover. The full details of the lease will be confirmed as soon as possible.



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Lambert  
Smith  
Hampton

## EPCs

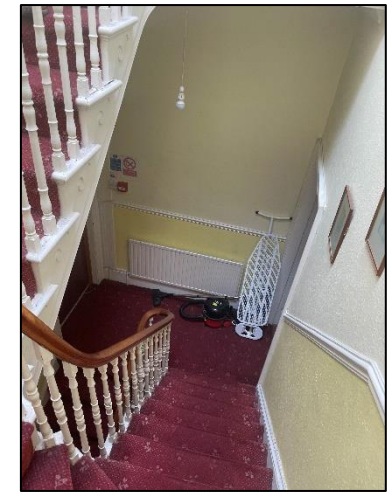
Property	Rating
29 St Paul's Road	D 61
Cellar Bar	C 52
Former RBL	D 83
Flat 31 St Paul's Road	E 54

## VAT

The property is not registered for VAT therefore VAT will not be payable upon purchase.

## TENURE

Freehold



## PROPOSAL

Seeking offers in excess of **£1,200,000 (One Million and Two Hundred Thousand pounds)**, subject to contract.

We are instructed to market the property as a whole only and the preference is for an unconditional sale, although consideration will be given to conditional offers.

For further information, please contact the sole agents;

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