

FOR SALE— DEVELOPMENT OPPORTUNITY

78-82 Bedminster Parade, Bedminster, Bristol, BS3 4HL



Existing front elevation from Bedminster Parade



Red line boundary for guidance purposes only

- Fantastic residential development opportunity in Bedminster, Bristol.
- Planning submitted for 9 residential units and a large commercial ground floor premises.
- Benefitting from both front and rear access to the property.
- Very popular location in South Bristol.
- Freehold for sale – Price Upon Application



CGI of completed development for guidance purposes only

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The site is located on Bedminster Parade in Bedminster in South Bristol. Bristol city centre is only a 15 min walk from the site and there are a wide range of amenities within the immediate area on Bedminster Parade, East Street and North Street. Bedminster is a very popular area in Bristol and is currently subject to significant investment with 1,000s of new homes currently being planned and developed within the area.

DESCRIPTION

The site is located on Bedminster Parade in Bedminster. The property is a post 1950s building with a two storey structure fronting Bedminster Parade and a large single storey structure to the rear. The property is currently occupied by the Calico Fabric Shop and offices, and will be sold with vacant possession.

ACCOMMODATION

The existing building has the following approximate Gross Internal Area

Ground Floor	6,471 sq ft	(601.15 sq m)
First Floor	798 sq ft	(74.14 sq m)
Total	7,269 sq ft	(675.30 sq m)

PLANNING

The following planning application was submitted in June 2023 and validated in September 2023. The decision is currently pending.

23/02287/F | Redevelopment of existing shop and offices to a mixed use development comprising commercial ground floor premises and 9 residential units. | 78-82 Bedminster Parade Bedminster Bristol BS3 4HL.

We recommend that interested parties make their own enquiries

PROPOSED DEVELOPMENT

Ground Floor

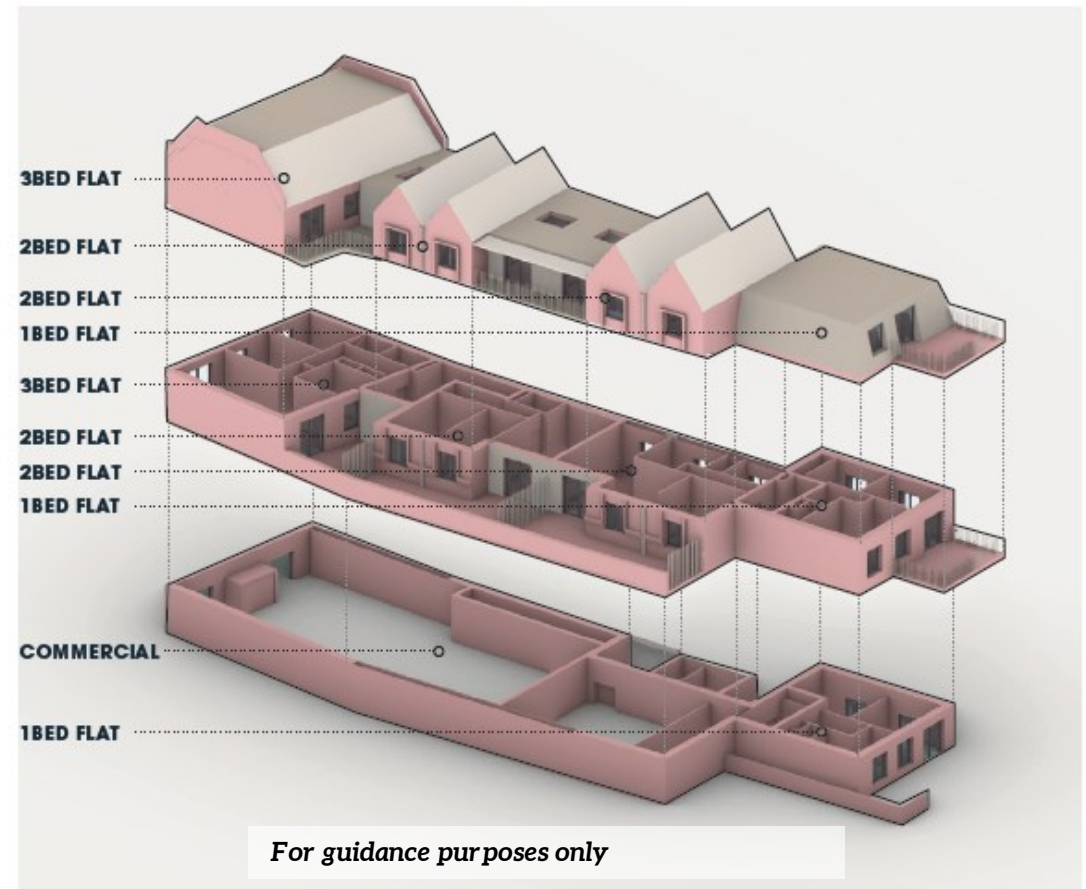
Retail space with rear service access. 272 sq m
1 no 1 bed apartments circa 51 sq m

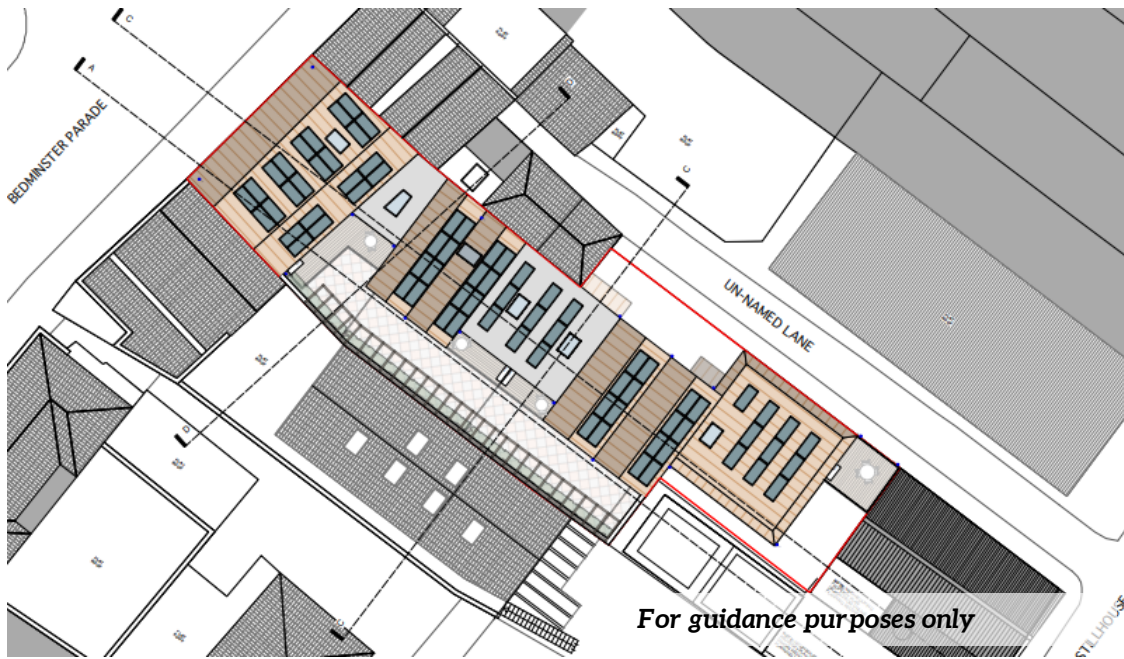
First Floor

1 no 3 bed apartment circa 90 sq m
1 no 2 bed apartments circa 70 sq m
1 no 2 bed apartments circa 63 sq m
1 no 1 bed apartments circa 51 sq m

Second Floor

1 no 3 bed apartment circa 90 sq m
1 no 2 bed apartments circa 70 sq m
1 no 2 bed apartments circa 63 sq m
1 no 1 bed apartments circa 51 sq m





TENURE

Freehold

PRICE

The freehold interest is offered for sale with a guide price upon application.

VAT

All prices quoted are exclusive of VAT if applicable. The site is not VAT elected.

EPC

C74

<https://find-energy-certificate.service.gov.uk/energy-certificate/8940-6103-0984-6034-0245>

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective

