



ST GEORGE BAPTIST CHURCH
SUMMERHILL ROAD
ST GEORGE, BRISTOL, BS5 8HG

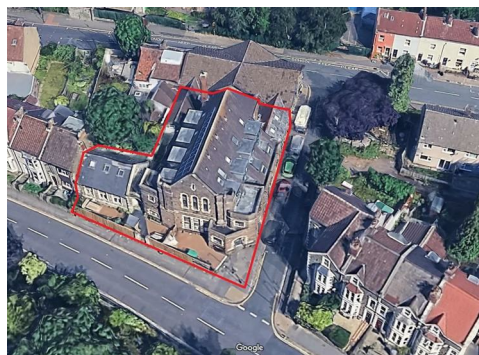
Auction Guide £1,400,000+

- WITHDRAWN PRIOR TO AUCTION
- Stunning former church conversion - 16 flats
- Currently occupied producing £150,000 per annum
- Superb investment / break-up opportunity
- Scope to increase rental income
- 8-week completion



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ST GEORGE BAPTIST CHURCH SUMMERHILL ROAD, ST GEORGE, BRISTOL, BS5 8HG

Auction Guide £1,400,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 22 May 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

WITHDRAWN PRIOR TO AUCTION

DESCRIPTION

A stunning former church conversion comprising 16 self-contained flats (C2 - Care Accommodation), situated in a sought after residential location in St George. The whole building is occupied and is currently producing £150,000 per annum. This characterful property boasts modern interiors while retaining stunning architectural features, including striking feature windows. The property presents a superb investment opportunity in its current form and also offers scope to increase the rental income or sell the flats off individually if the current lease agreement is terminated, subject to obtaining the necessary planning consents.

LOCATION

The property is situated on the corner of Summerhill Road and Cherry Orchard Lane in St George. Just a short walk away, St George Park offers beautiful open spaces, a lake, and recreational facilities, perfect for outdoor activities and relaxation. The bustling Church Road high street is nearby, providing an array of independent cafes, restaurants, shops, and supermarkets. The area benefits from excellent transport links, with frequent bus services connecting to Bristol city centre in under 15 minutes. For those commuting further afield, the M32, M4, and M5 motorways are easily accessible, and Lawrence Hill and Stapleton Road train stations provide convenient rail connections.

PLANNING

The property is currently arranged as 16 self-contained flats (Care Accommodation - Use Class C2) as approved under Planning Reference 17/00016/F - Planning granted on 3rd May 2017.

Full planning consent was previously granted (15th March 2012) for the conversion of the former church into 11 self-contained flats under Planning Reference 11/05333/F.

ACCOMMODATION

Flat 1A - One-bedroom ground floor flat with private courtyard garden.

Flat 1B - One-bedroom/studio first floor flat.

Flat 2 - Two-bedroom ground and first floor maisonette.

Flat 3 - Two-bedroom ground and first floor maisonette.

Flat 4 - Two-bedroom ground and first floor maisonette.

Flat 5 - Ground floor studio flat.

Flat 6A - Ground floor studio flat.

Flat 6B - One-bedroom first floor flat.

Flat 7 - Two-bedroom first and second floor maisonette.

Flat 8 - One-bedroom second and third floor maisonette.

Flat 9 - One-bedroom second and third floor maisonette.

Flat 10 - One-bedroom second and third floor maisonette.

Flat 10A - Flat 9 - One-bedroom second and third floor maisonette (NOT IN USE - NO BUILDING REGULATION SIGN-OFF).

Flat 11A - Ground floor studio flat (currently used as communal room)

Flat 11B - Two-bedroom first floor flat.

POTENTIAL RENTAL & BREAK-UP VALUES

If the current lease agreement was terminated and the flats were let on separate ASTs, we would anticipate a total rental income in excess of £171,000 per annum.

If the flats were to be sold separately, we would recommend reducing the total number of units to 11 or 12 by combining some of the smaller studio flats (resulting in a similar layout to the approved 2012 planning consent). Assuming such planning consent can be obtained, we would anticipate break-up values totalling circa £2,500,000 - £2,600,000.

LEASE DETAILS

We understand the property is occupied and is currently producing £150,000 per annum, a copy of the lease is available in the online legal pack.

TENURE

The property is for sale on a freehold basis, subject to the lease included in the legal pack.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

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Second Floor



Third Floor



Ground Floor



First Floor



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