

Residential Development Land Sales



103, East Street, Bedminster, Bristol, BS3 4EX

Guide Price £695,000

Hollis Morgan – A Freehold MIXED USE BLOCK comprising 4 X FLATS + 1 x RETAIL | Scope for £77,800 INCOME pa

103, East Street, Bedminster, Bristol, BS3 4EX

THE PROPERTY

ADDRESS | 103 East Street, Bedminster, Bristol BS3 4EX

A Freehold mixed use block on a prominent corner on popular East Street. The property was granted planning in 2021 to be converted into a small retail unit and a 3 bedroom maisonette on the upper floors with an additional new build block to the rear comprising 2 self contained 1 bed flats with study's. Vacant possession on all units apart from retail unit.

Schedule of Accommodation

103 - Retail Unit

103 A - Ancillary Space for shop * Please note this space has been converted into a residential studio flat without PP
103 B - Upper Floor Maisonette | 3 Beds | Roof Terrace
103 C - New Build | Ground Floor | 1 Bed Flat + Study
103 D - New Build | First Floor | 1 Bed Flat + Study

Tenure - Freehold

Council Tax - A | A | A | A

EPC - Ordered | D | B | B

THE OPPORTUNITY

MIXED USE INVESTMENT

The property will be sold with vacant possession (apart from retail unit) with scope for £70,000 + per annum income. Please refer to independent rental appraisal.

GROUND FLOOR STUDIO (103A) | NO PLANNING

Please note the ground floor studio (103a) does not have planning for residential use.

The space is to be used as a staff room for the shop.

Interested parties will need to make their own enquiries and any change of use to residential use will be subject to PP.

FLATS

103 A - £1000pcm - £1100pcm - Please note this is subject to obtaining PP for a studio flat
103 B - £1700pcm - £1800pcm
103 C - £1150pcm - £1250pcm
103 D - £1150pcm - £1250pcm

Potential Income - £5,000 - £5,400 pcm | £60,000 - £64,800 pa

RETAIL UNIT

10 Year FRI lease from May 2025 | £13,000 pa

Total Potential Income - £77,800 pa

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

103, East Street, studio - £1000pcm - £1100pcm | 1 beds - £1150pcm - £1250pcm | 3 bed - £1700pcm - £1800pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

LOCATION

Bedminster is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought-after location for young professionals and families alike. Bedminster has excellent transport links, with easy access to the city centre and also has its own train station, providing regular services to Bristol Temple Meads. Nearby North Street is the heart of BS3 and offers a fantastic range of independent shops, cafes, and restaurants, as well as a weekly market and several supermarkets, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Bedminster is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

PLANNING - NEW BUILD BLOCK

Reference 21/04374/F

Alternative Reference PP-10113856

Application Received Wed 11 Aug 2021

Application Validated Thu 14 Oct 2021

Address 103 East Street Bedminster Bristol BS3 4EX

Proposal Proposed 2 No 1x bedroom flats.

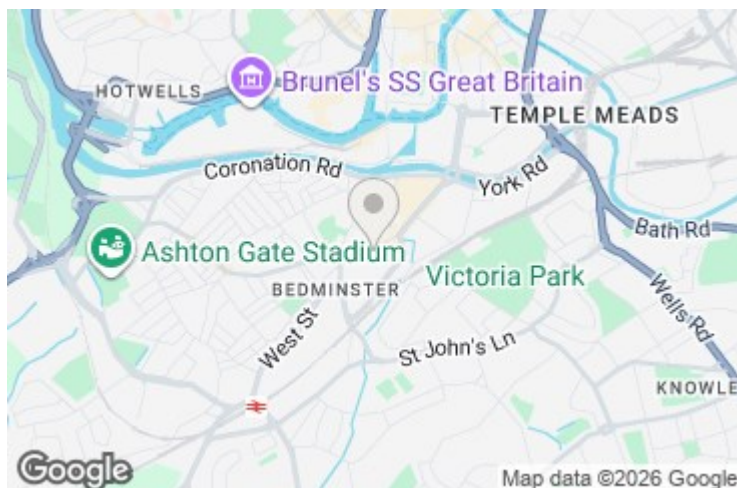
Status Decided

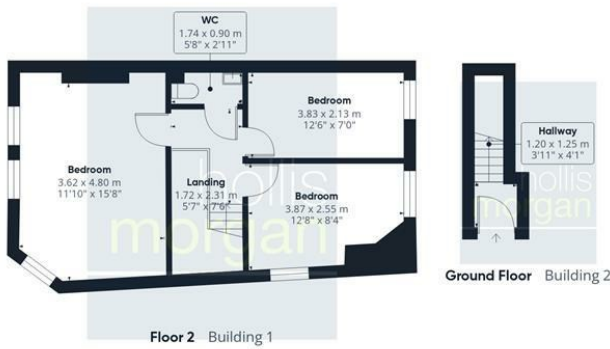
Decision GRANTED subject to condition(s)

Decision Issued Date Wed 09 Mar 2022

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.





Approximate total area⁽¹⁾

194.4 m²
2092 ft²

Balconies and terraces

21.9 m²
236 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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