

Investment / Development Opportunity

138 Gloucester Road, Bishopston, Bristol, BS7 8NT

Freehold Available
GUIDE PRICE OF £1,250,000 + VAT



KEY HIGHLIGHTS

- Prime Development / Investment opportunity on Gloucester Road, Bristol.
- Site area approximately 0.09 hectares (0.143 acres).
- Existing property provides 3,928 sq ft (365 sq.m) of space.
- Planning permission granted under planning application (23/02495/F) for a mixed use scheme.
- Consent for demolition and construction of a retail unit plus 4 x 2 bed and 5 x 1 bed apartments
- Located close to good transport links
- Freehold available
- Let to Co-op until June 2027 at £80,000pa
- Offers Invited



All plans, drawings, CGIs and images are for illustrative purposes only

SITUATION

Located along the bustling Gloucester Road, 138 Gloucester Road offers a range of shopping and leisure experiences. Gloucester Road itself is known for its vibrant independent shops, cafes, and restaurants albeit the immediate location is very mixed with dense residential, a parade of retail units on the opposite side of the road and an EG PFS close by.

THE PROPERTY

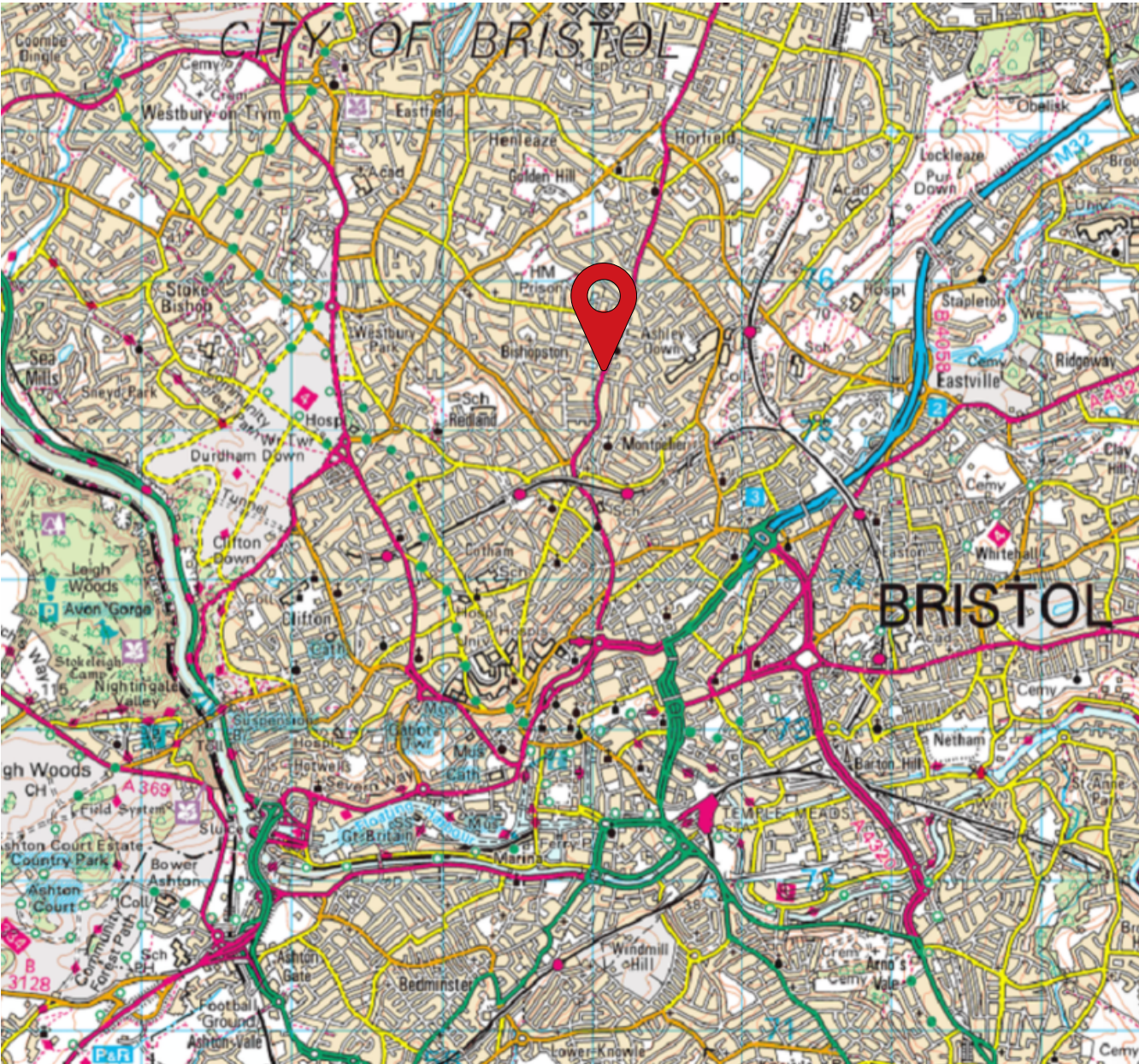
The site is on a prominent corner at the junction of Gloucester Road and Egerton Road, Bishopston, Bristol.

The building is a detached single storey rendered property with a pitched roof and parapet wall.

The vehicular access is at the rear along Egerton Road, which provides parking for residents to the rear of neighbouring Egerton Court. A public pedestrian footpath wraps around the edge of the site (South and East, adjacent to both roads) and there is parallel parking on both sides of Egerton Road.

Title Information

The freehold of the land is under Title Number BL64059.



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CONNECTIVITY

Road

Situated on Gloucester Road, this location has convenient access to local and national road networks. The property is approximately 2 miles from the M32, offering direct connections to the M4 (linking London to South Wales) and the M5 (leading to Birmingham and Exeter). Bristol city centre is easily accessible, only 2.5 miles away.

Town	Distance	Drive Time
Bristol City Centre	2.5 miles	10 mins
Filton	3 miles	10 mins
Cribbs Causeway	6 miles	15 mins
Bath	15 miles	35 mins
London	120 miles	2h 30 mins

Rail

The closest major railway station is Bristol Temple Meads, approximately 3 miles from the site, providing services to key destinations, including London Paddington, Cardiff, and Birmingham. Montpelier Station, about 1 mile away, offers local train services.

Airport	Distance	Drive Time
Montpelier Station	Bristol Temple Meads	10 mins

From	To	Travel Time
Bristol Temple Meads	London Paddington	1 hr 45 mins
	Cardiff	45 mins
	Birmingham	1 hr 20 mins

Air

Bristol Airport is the nearest airport, providing both domestic and international flights. It is located about 9 miles away from the property.

Airport	Distance	Drive Time
Bristol	9 miles	25 mins
Cardiff	50 miles	1h 15 mins

All distances and travel times are approximate only

PROPOSED ACCOMMODATION

Planning has been granted under Ref 23/02495/F for the demolition of the existing building to be replaced by the construction of a three-storey mixed use development, providing commercial and residential accommodation.

The plans have been developed to maximise the potential of the scheme, whilst considering the potential impact of access to light on neighbouring properties.

At ground floor, a small retail unit has been retained. The extension along Egerton Road has been increased to three storey's along the street edge, adding to the desired density of the street corner. To the rear, it has been kept as a single-storey to allow natural daylight and access to light for Egerton Court adjacent. The Schedule of accommodation is detailed below:-

Accommodation & Floor Areas:

Unit	Size (Sq Ft)	Size (Sq M)
Retail Unit (Ground)	1,988	184.7
Apart 1 (First) (2B 4P)	764	71
Apart 2 (First) (1B 2P)	538	50
Apart 3 (First) (2B 4P)	807	75
Apart 4 (First) (1B 2P)	538	50
Apart 5 (Ground) (2B 4P)	753	70
Apart 6 (Ground) (1B 2P)	538	50
Apart 7 (Ground) (1B 2P)	624	58
Apart 8 (Ground) (1B 2P)	624	58
Apart 9 (Ground + Garden) (2B 4P)	1,292	120
TOTAL GIA	8,466	787



TENURE

The freehold of the land is held under Title Number BL64059. The property is subject to a lease to the Co-op Group Food Ltd until June 2027 at a rent of £80,000pa. The lease is also subject to a sub-lease which is co-terminus with underlease and currently trades as Madina Bazaar. The tenant and sub-tenant will exit on expiry of the lease in June 2027.

LEGAL

Parties are advised to take legal advice when considering the title and all other aspects of the opportunity.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

LOCAL AUTHORITY

Bristol City Council, City Hall, College Green, Bristol, BS1 5TR

METHOD OF SALE

Unconditional offers are invited for the freehold interest subject to the existing lease. Please note that the Vendors will not be obliged to accept the highest offer or indeed any other offer. In order to ensure we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Level of offer and deposit offered;
- Any conditions attached to the offer;
- Anticipated legal timetable;
- Funding and whether the offer has received board approval;
- Solicitors details;
- Track record and evidence of any recent comparable projects;
- Any other details that you feel should be considered to complement your offer.





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ENERGY PERFORMANCE CERTIFICATE

EPC of C66. The full EPC is available upon request.

VAT

VAT may be applicable at the prevailing rate.

VIEWINGS

For a formal viewing, strictly by appointment with Savills.

CONTACT

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