



Convenience Store Investment For Sale

Clyde Road, Frampton Cotterell, South Gloucestershire BS36 2EF

Brand new standalone 15 year unbroken lease with guaranteed uplifts



INVESTMENT SUMMARY

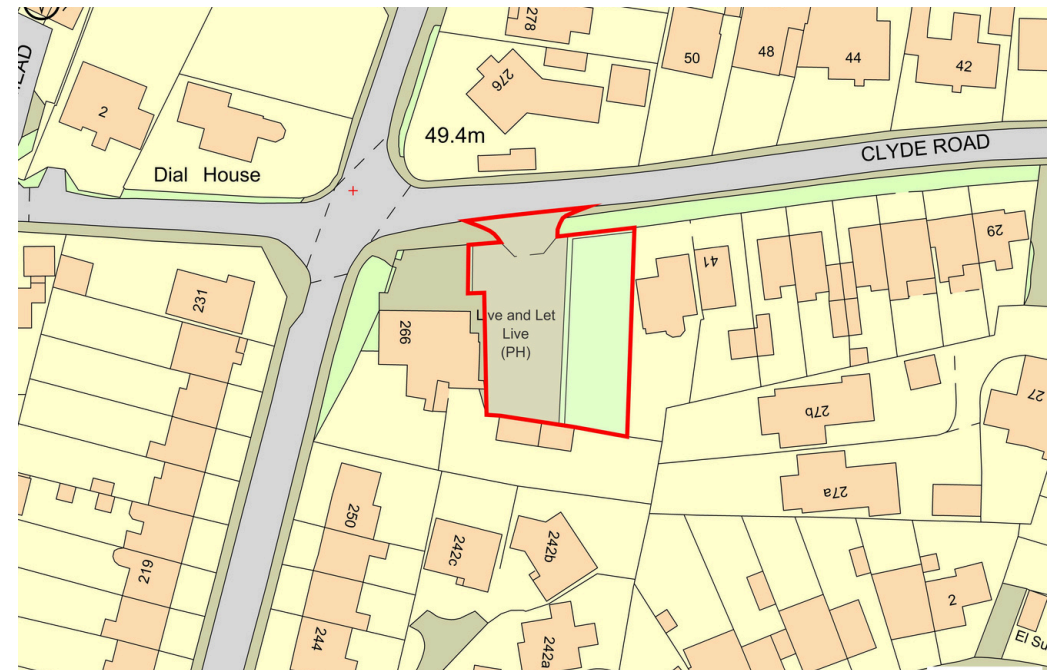
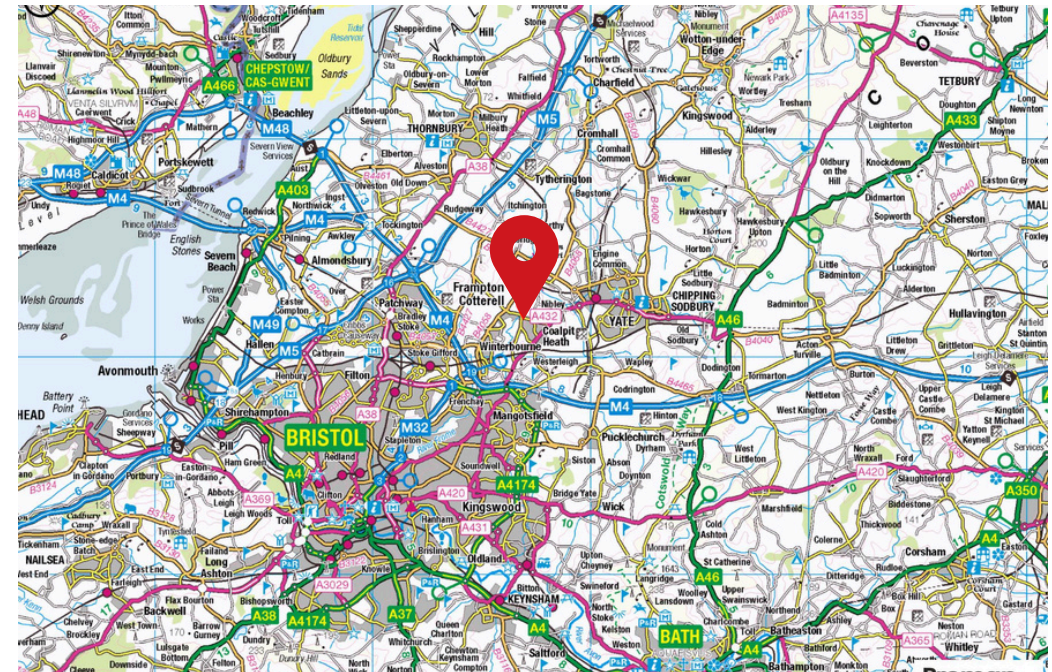
- Attractive Commercial Investment
- New Stand-Alone Co-op Convenience Store
- Attractive affluent location 8 miles north east from Bristol
- Freehold
- 3,767 sq. ft (350 sq. m) GIA plus 11 dedicated parking spaces
- 0.275 acre (0.111 ha) site
- New 15 year lease, no breaks, to The Co-operative Group Food Limited (Dunn & Bradstreet 5A1).
- Initial rental income of £110,000 per annum
- 5 yearly CPI rent reviews (1% & 3% collar & cap).
- Guide Price of £1,850,000 (5.6% NIY)

Location

Frampton Cotterell is a large village and parish in South Gloucestershire, England. The village is eight miles north east of Bristol and three miles west of Yate. Contiguous with Winterbourne to the south-west and Coalpit Heath to the east, the parish border Iron Acton to the north and Westerleigh to the south east.

The Village is well serviced with local amenities. The Property is located within 1 mile of two primary schools, 0.2 mile from the local pub and 377ft from Frampton Dental Surgery.

The Property is situated on the junction of Clyde Road and Park Lane.



LOCATION MAP

STREET VIEW

Site Description

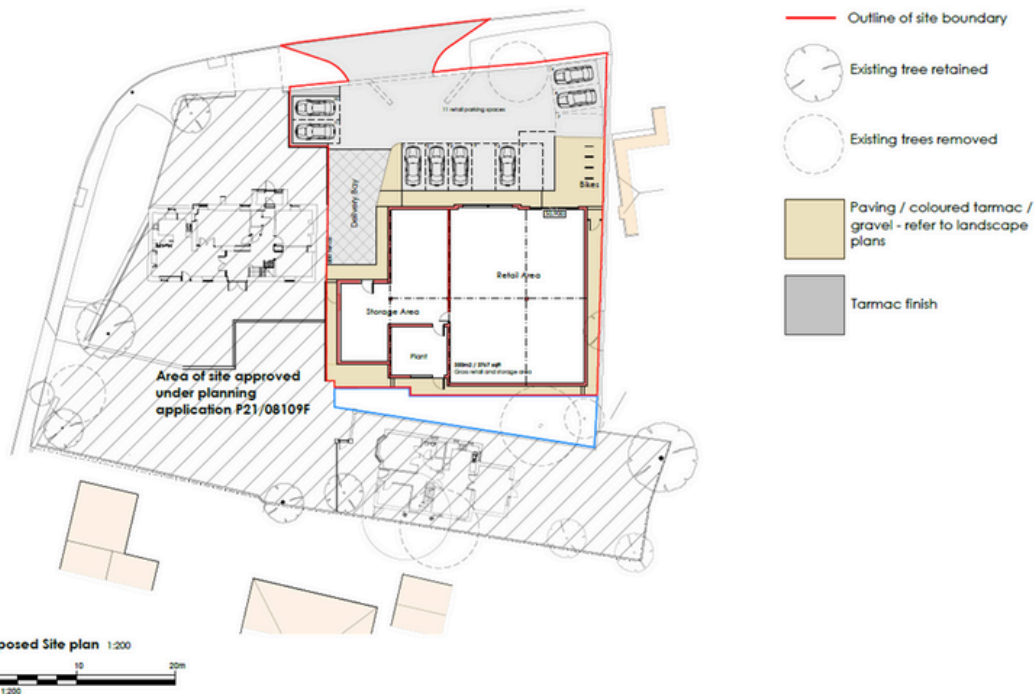
The property has been constructed in accordance with the planning consent granted by South Gloucestershire Council under reference P21/08109/F on 9th December 2023. A copy of the permission is available upon request.

The convenience store has been designed and constructed to reflect the characteristics of the immediate location, incorporating a mixture of stone and rendered brick construction, providing the local community with a vital amenity.

The property has reached practical completion (21 November 2025) and the tenant has now taken possession of the property for fitting out, with opening of the store scheduled for early December 2025.

Accommodation

The premises comprises of a retail unit measuring 3,767 sq. ft (350 sqm) GIA plus 11 dedicated car parking spaces at the front with delivery solution.



Tenure

The freehold interest is being sold.

Tenancy

The property is let on a new Full Repairing and Insuring lease to Co-operative Group Food Limited for a term of 15 years term certain, with an option to renew, at a commencing rent of £110,000 per annum, with 5 yearly rent reviews in line with the Consumer Price Index (CPI) subject to a collar and cap of 1% and 3%.

The tenant will benefit from a 6 month rent free period. This will be 'absorbed' by the Vendor and will be dealt with by way of an adjustment to the purchase price on completion.

Covenant

The Co-operative Group Food Ltd (Company Number: 26715R) is the UK's 5th largest food retailer and a wholly owned subsidiary of The Co-operative Group Ltd which was established in 1844 and now operates 4,500 outlets with approximately 90,000 employees and an annual turnover in the order of £10.50 billion.

The tenant is therefore considered an undoubted covenant capable of meeting their lease obligations.

Rating

The commercial unit's Rateable Value will be assessed upon completion of the development.

EPC

The Energy Performance Certificate will be provided on completion of the tenants fit out works.



Example of the unit's interior

Pricing

We are instructed to seek offers in excess of **£1,850,000 (One Million Eight Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. This reflects a **Net Initial Yield of 5.6%** after allowing for the usual purchaser's costs.

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a TOGC.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

For a formal viewing, strictly by appointment with Savills.



Adam Bullas
abullas@savills.com
023 8071 3957
07812 965 395

Harry Heffer
harry.heffer@savills.com
023 8071 3957
07929 085 103

Important Notice
maps are reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. © Crown Copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by Savills marketing: 020 7499 8644 | December 2025