

Residential Development Land Sales



25 - 27, Highridge Road, Bishopsworth, Bristol, BS13 8HJ

Guide Price £500,000

Hollis Morgan - A Freehold INVESTMENT / DEVELOPMENT OPPORTUNITY (6045 Sq Ft) comprising 3 x COMMERCIAL | 3 x FLATS | 4 x GARAGES

25 - 27, Highridge Road, Bishopsworth, Bristol, BS13 8HJ

THE PROPERTY

ADDRESS | 25 - 27, Highridge Road Bishopsworth, Bristol, BS13 8HJ

A Freehold mixed use property (6045 Sq Ft) set back from the main road on Bishops Cove, comprising with a pair of commercial units (25 & 27) at the front whilst to the rear is a development of 3 flats and a large office a completed block of 4 larger than average single garages with electric roller shutter doors.

Sold subject to commercial tenants @ 25 & 27.

Tenure - Freehold

EPC - 25 (Commercial): B, 27 (Commercial): C, flat 4: D, Flat 5: C

Council Tax - Flats require completion

THE OPPORTUNITY

COMMERCIAL INVESTMENT | 25 & 27 | £31,450 pa

The commercial element at the front of the property is let on FRI leases producing £31,450 pa

The income for 25 is £15k pa and occupies the ground floor only (approx 1141 Sq Ft – Source EPC)

The income for 27 is £16,450 pa and occupies the ground floor of 27 and the upper floors of both 25 and 27 (approx 1593 Sq Ft - Source EPC)

Please refer to online legal packs for copies of leases.

Please note we do not have any floorplans or internal photos of the tenanted commercial elements.

DEVELOPMENT | INVESTMENT

The development to the rear is accessed via a lane off Bishops Cove and comprises flats, garages and a large office with scope for resi development (stp)

Rank of 4 large completed larger than average single garages with roller shutter doors.

Large courtyard area (with scope for off street parking)

Block of self contained flats comprising a large ground floor studio flat and 2 well proportioned first floor 1 bedroom flats (1 with terrace)

The 3 flats require final completion works and we are unable to provide any further information in terms of planning, timeline or schedule of completed works, building regs etc - interested parties must make their own investigations.

Large single storey ground floor office which has direct access into one of the garages.

The office requires final completion works and we are unable to provide any further information in terms of planning, timeline or schedule of completed works, building regs etc - interested parties must make their own investigations.

We understand there is scope for this to be converted into a large 1 / 2 bedroom flat or 2 x studio flats.

Subject to gaining the necessary consents

* Please refer to independent rental appraisal.

PLANNING HISTORY

We are aware of the following planning history - interested parties to make their own investigations.

4 X GARAGES

12/05135/F| Construction of four lock-up garages.

FLATS 3 & 4 | OFFICE WITH GARAGE

12/04826/F | To construct a single storey building for office use (Use Class B1) with a courtyard and convert the redundant rear part of the retail unit into business (Use Class B1). To install a new first floor with 2 No. one bedroom flats. To construct a garage to the front Highridge Road elevation and provide waste and recycling storage facilities for the domestic and business users. To provide cycle storage spaces for the visitors to the dental surgery.

FLAT 3 LAYOUT | REFUSED

19/03869/NMA | Application for a non-material amendment following a grant of planning permission granted under app.no. 12/04826/F - entrance to first floor re-designed, re-position kitchens/cloakrooms, flat 3 made 'open plan' and external amenity area enlarged, bin and cycle storage re-positioned/re-designed, alterations to front and rear of property and surface finish materials to courtyard revised.

LOCATION

Bishopsworth 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. Nearby 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. Bishopsworth 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.

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;

25 - 27, Highridge Road 1 bed flats - £1100pcm+++ | Studio flats - £900+++

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.

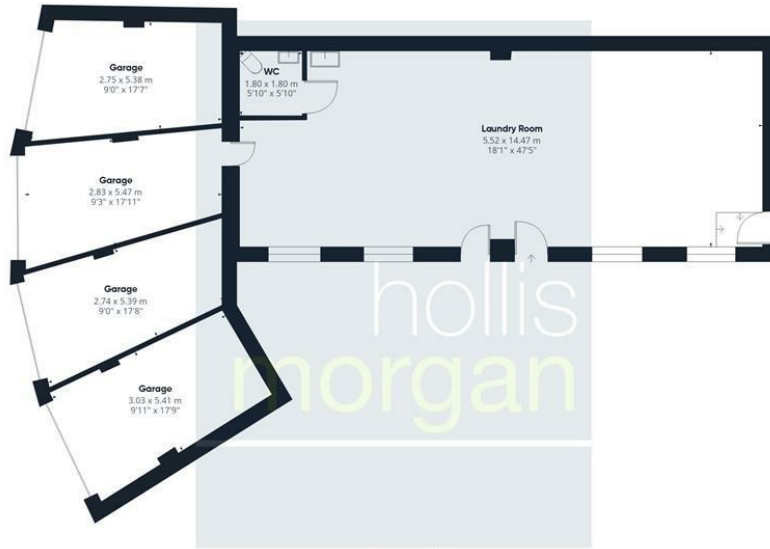
Danny Dean | Business Development Manager

PROPERTY DETAILS DISCLAIMER

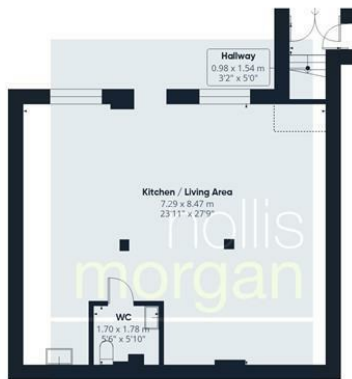
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Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

307.8 m²
3311 ft²

Reduced headroom

10.4 m²
112 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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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