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EXCELLENT DEVELOPMENT OPPORTUNITY FOR SALE

THE ARCADE, 67 -69 HIGH STREET, NAILSEA, BS48 1AW



- **EXCELLENT FREEHOLD PROPERTY COMPRISING A RESIDENTIAL DEVELOPMENT OPPORTUNITY ON THE UPPER FLOORS**
- **PLANNING CONSENT GRANTED TO CREATE 9 RESIDENTIAL UNITS AT FIRST AND SECOND FLOOR LEVELS**
- **QUOTING PRICE ONLY £495,000 EXCLUSIVE**
- **EXCELLENT LOCATION FRONTING ONTO THE HIGH STREET IN THE POPULAR TOWN OF NAILSEA, APPROXIMATELY 8 MILES SOUTH WEST OF BRISTOL**

SUBJECT TO CONTRACT

LOCATION

The property is located in the popular market town of Nailsea, which benefits from good transport links to Bristol and to the South and North via the M5. The property is located on the south side of the high street within an established and vibrant retailing area.

The Arcade benefits from a high level of foot traffic resulting from a pedestrian walkway through the building, which links the high street with a large public car park to the rear.

DESCRIPTION

The building is a purpose built two storey building which we understand was constructed in the 1980's. The ground floor is to be sold off long leasehold. The subject property comprises the freehold interest which includes the first floor comprising open plan accommodation which has been stripped out in preparation for re-development.

Planning consent has been granted (Ref: 17/P/0899/F) to raise the roof height of the building to create a second floor level with a mansard roof and dormer windows on the rear and front elevation and the development of 9 self-contained residential units as set out in the table below:-

Unit	Description	Size
1	2 bed maisonette	1,041 sq ft
2	1 bed flat	614 sq ft
3	1 bed flat	570 sq ft
4	1 bed flat	603 sq ft
5	2 bed maisonette	892 sq ft
6	2 bed maisonette	876 sq ft
7	1 bed flat	614 sq ft
8	1 bed flat	614 sq ft
9	1 bed flat	580 sq ft

ACCOMMODATION

The property has the following approximate Gross Internal Area in accordance with the RICS Property Measurement Standards (1st Edition, May 2015):-

First floor 4,005 sq ft (372.07 sq m)

TENURE

The freehold interest of the property is to be offered for sale.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

We understand that the property is elected for VAT and therefore VAT is applicable on the sale price.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents:

Burston Cook:-

FAO: Thomas J Coyte MRICS & Charlie Kershaw MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JANUARY 2020



Rev. **D**

SCALE: 1/8" = 1'-0"

NOTE:
 All dimensions to be checked on site by contractor prior to commencement of any structural work. All dimensions to be reported and certified before any associated work commences. All construction to comply with applicable Building Regulations and other relevant standards and guidelines. All dimensions to be checked on site by contractor prior to commencement of any structural work. All dimensions to be reported and certified before any associated work commences. All construction to comply with applicable Building Regulations and other relevant standards and guidelines. All dimensions to be checked on site by contractor prior to commencement of any structural work. All dimensions to be reported and certified before any associated work commences. All construction to comply with applicable Building Regulations and other relevant standards and guidelines.

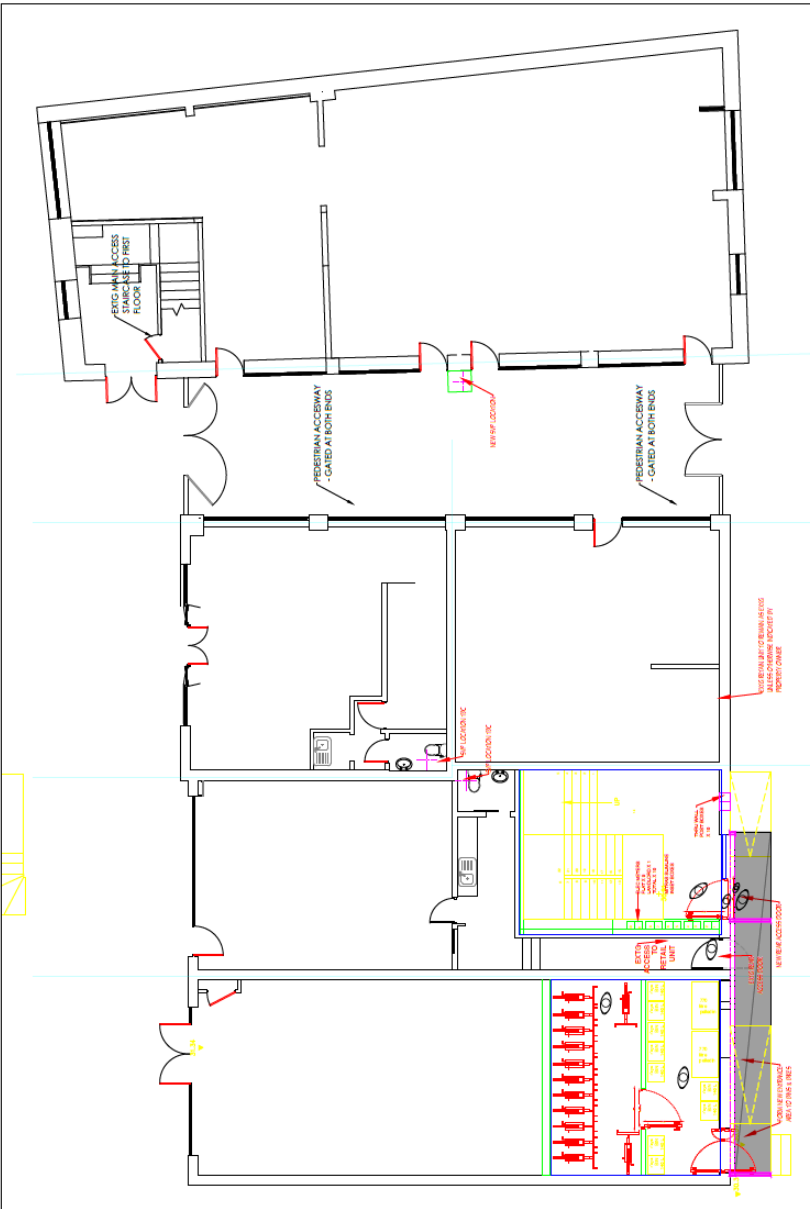
Revision	
A-1	1.5.4.1.C - OIA LAYOUT AMENDMENT
B-1	1.5.4.1.C - OIA LAYOUT AMENDMENT
C-1	1.5.4.1.C - OIA LAYOUT AMENDMENT
D-2	1.5.4.1.C - OIA LAYOUT AMENDMENT

TITLE:
 PROPOSED GROUND FLOOR PLANS

DWG. No. 18/150/00 REV/D
Date MAY 2016

gsh architects
 Chartered Architects

3 New Wood
 3000 Gloucestershire
 SE 25 4 0288
 info@gshtar.com



PROPOSED GROUND FLOOR PLAN - 1:100 @ A3

Rev. **D**



NOTE -
All dimensions to be checked on site by the contractor. The contractor shall be responsible for the accuracy of all works & manufacture of prefabricated items. Any discrepancy of any to be reported immediately to the architect / structural engineer. All construction to be in accordance with current relevant trade and industry standards. All materials to be of the highest quality and to meet the manufacturer's specifications and details. Recycled materials to be used wherever possible. Specific materials to be specified in other associated drawings, listed and details which are available on request.
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Revision
A 1.4.15 ON LAYOUT AMENDMENT
B 15.7.15 ON LAYOUT AMENDMENT
C 21.11.15 ON LAYOUT AMENDMENT
D 21.11.15 NOTES ADDED

Title
C7 - 79 HIGH ST
RENOVATION
B&S JURY

Description
PROPOSED FIRST FLOOR PLANS

Dwg No 14/124/01 REV 0

Date MAY 20 16

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Chartered Architects

3 Howe Road
Buckley, Cheshire
WA14 9JH
01924 42288
info@gsharchitects.co.uk



PROPOSED FIRST FLOOR PLAN - 1:100 @ A3

Rev. **D**



PROPOSED SECOND FLOOR PLAN - 1:100 @ A3



SCALE 1:100 @ A3
 0 0.5 1 2 5
 METRES
 - NOTE -
 All dimensions to be checked on site by the contractor. Any discrepancy or query to be referred to the manufacturer of prefabricated items. Any discrepancy or query to be referred to the manufacturer of prefabricated items. Any discrepancy or query to be referred to the manufacturer of prefabricated items. Any discrepancy or query to be referred to the manufacturer of prefabricated items.

Revision

A	1:100 ON LAYOUT ALIGNMENT
B	1:100 ON LAYOUT ALIGNMENT
C	1:100 ON LAYOUT ALIGNMENT
D	1:100 ON LAYOUT ALIGNMENT

Title
 C7 - 7'9" HIGH BT
 1:100 @ A3
 BS45 / JAW

Drawn by
 PROPOSED SECOND FLOOR PLAN

Dwg No 101/24/02 REV D
 Date MAY 20 14

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