

# FOR SALE—SUPERB MIXED USE INVESTEMENT WITH DEVELOPMENT POTENTIAL

## SAINT GEORGE'S COURT, ST GEORGE'S ROAD, BRISTOL, BS1 5UG



- A truly unique opportunity to acquire a fully let mixed use investment with future development potential in a superb city center position.
- A substantial property comprising 6 high quality 1 and 2 bed residential flats and a stunning self contained office building with secure off street parking.
- Residential units have been refurbished to a high standard.
- Office building provides modern high quality accommodation and has future redevelopment potential (Subject to necessary consents)
- Guide price upon application



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## LOCATION

The property is located on St George's Road in Bristol city centre in an excellent location with easy access into Bristol city centre as well as good access to the south of Bristol and to the motorway network via the Portway. There are many amenities close by including a mix of retailers, restaurants and bars and the popular Park Street. The large number of Bristol University faculties and Clifton Triangle are approximately 10 minutes walk with Bristol Cathedral, College Green and the Harbourside very close.

## DESCRIPTION

The property comprises a period building to the front which provides office accommodation over ground and first floors. Adjoining this building is a more modern building that was originally built as offices but has more recently been converted to provide residential accommodation over ground, first and second floors providing 4 x 2 bedroom flats and 2 x 1 bedroom flats.

Internally the office element of the building is currently tenanted and provides high quality office accommodation. The building has benefitted from a complete refurbishment and fit out, which includes LED lighting, air conditioning, a high quality kitchenette and a shower room.

The residential flats have been developed to a high standard, with high quality kitchens and bathrooms, workstations, en suite bathrooms, electric heating systems, and generous sized rooms.

Externally, there is a bike storage area and secure parking for approximately 9 cars, split 3 for the office and 6 for the residential element.

## CAR PARKING

The property has 9 car parking spaces.

## FUTURE DEVELOPMENT POTENTIAL

The office building is fully let until 2027, the lease is contracted outside the Landlord and Tenant 1954. At the lease expiry it would be possible to take back vacant possession of the building and convert the space to residential accommodation, subject to the necessary planning consents.

We understand that the building has been in use as offices since 2012, so permitted development could apply to the building, we would recommend that interested parties make their own enquiries in this regard.

It may also be possible to put additional floors on the residential element of the property, subject to necessary planning consents.





ACCOMMODATION

The property has the following approximate Net Internal Floor Areas: -

| Area                     | Sq ft | Sq m   |
|--------------------------|-------|--------|
| Ground Floor Office      | 1,081 | 100.44 |
| First floor Office       | 1,089 | 101.18 |
| Total                    | 2,170 | 201.62 |
|                          |       |        |
| Ground floor residential | 785   | 72.93  |
| First floor residential  | 1736  | 161.28 |
| Second floor residential | 1334  | 123.93 |
| Total                    | 3855  | 358.14 |
|                          |       |        |
| Total                    | 6,025 | 559.76 |



| Property               | Tenant | Lease Period                                                         | Rent per annum |
|------------------------|--------|----------------------------------------------------------------------|----------------|
| Office Element         | Fiora  | 10 year FRI lease from 2017- contracted outside the L and T Act 1954 | £60,000        |
| Flat 1 – 2 bed, 2 bath | N/A    | 1 year AST                                                           | £17,400        |
| Flat 2 – 1 bed, 1 bath | N/A    | 1 year AST                                                           | £16,200        |
| Flat 3 - 1 bed, 1 bath | N/A    | 1 year AST                                                           | £14,520        |
| Flat 4 - 2 bed, 2 bath | N/A    | 1 year AST                                                           | £19,800        |
| Flat 5 - 2 bed, 1 bath | N/A    | 1 year AST                                                           | £17,400        |
| Flat 6 - 2 bed, 1 bath | N/A    | 1 year AST                                                           | £18,000        |
|                        |        |                                                                      |                |
|                        |        | Total Income per year                                                | £163,320       |





## OPPORTUNITY SUMMARY

- Current gross income £163,320
- High quality residential flats with excellent letting history and potential for rental growth
- Fully let high quality office building with secure parking
- Future development opportunity on office building (STP)
- Excellent City Centre Location
- Secure off street parking

## EPC

The current EPC ratings of these properties are:

Office : E-102

Residential Flats: 1—E 48, 2—D 67, 3—E 50, 4—D 68, 5—D 58, 6 D—63

## TENURE

Freehold interest, subject to the existing occupational tenancies.

## PRICE

The quoting price for the property is available upon application

## VAT

All prices quoted are exclusive of VAT.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents.

## Burston Cook

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## SUBJECT TO CONTRACT

May 2025.



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