

# AYLWARD HOUSE

UNION STREET  
BRISTOL  
BS1 2BQ



Prime mixed use commercial  
and residential investment  
opportunity in Bristol city centre.



## INVESTMENT SUMMARY

**Prime mixed use** commercial and residential investment opportunity in **Bristol city centre**.

- Prime location in Bristol city centre
- 6 retail units
- 8 residential units with a total of 29 bedrooms
- 9 car parking spaces
- Fully let
- Excellent residential lettings demand from both students and young professionals
- High footfall pitch on busy thoroughfare linking the city centre business district to Bristol's prime shopping area
- Strong lettings demand for the retail units given their relatively affordable lot sizes
- Total income of £483,260 pax
- Residential rental income: £286,260 pax (59% of total income)
- Commercial rental income: £184,000 pax (38% of total income)
- Car parking rental income: £13,000 pax (3% of total income)
- Guide price of £5,350,000 exclusive of VAT
- Gross Initial Yield of 9.03% and a Net Initial Yield of 8.47%

### PROPOSAL

The long leasehold interest is available for sale with a guide price of **£5,350,000** exclusive of VAT which shows a **Gross Initial Yield of 9.03%** and a **Net Initial Yield of 8.47%** (assuming purchasers' costs of 6.6%).



**6** retail / leisure units



**8** residential units  
(29 bedrooms)



**9** car parking spaces



## DESCRIPTION

**Aylward House** is a high quality post-war building providing an excellent **fully let mixed-use investment** property arranged over several floors.



Caffè Nero



Residential Flats



Basement Parking

### COMMERCIAL RETAIL/LEISURE UNITS

The ground floor and lower ground floor comprise five commercial retail/leisure units fronting onto Union Street plus a sixth unit fronting onto Fairfax Street.

### RESIDENTIAL FLATS

The upper parts comprise a total of five flats and three maisonettes (1 x 2-bed, 4 x 3-bed, 2 x 4-bed, 1 x 7-bed). The flats/maisonettes generally have a mix of bathrooms / shower rooms with the 7-bed maisonette benefitting from en-suite bedrooms.

The residential units present to a high specification with modern kitchens and bathrooms and a contemporary finish having been re-developed and converted in recent years.

### CAR PARKING SPACES

In addition, there are nine car parking spaces within the basement.



## LOCATION

Bristol is the **largest city** in the South West and a **key UK financial hub** outside London, with a catchment population of approximately **850,000**.



The city benefits from two major universities with over c.70,000 students and attracts more than 12 million visitors annually.

The city has excellent connectivity, with the M4 and M5 motorways intersecting to the north of the city centre. Bristol Temple Meads offers regular train services to London (approx. 90 minutes) and is only a 15-minute walk from the property.

The property occupies a prominent corner position at the junction of Wine Street and Union Street in Bristol city centre and benefits from high levels of passing footfall.

The building is particularly well situated on a busy pedestrian thoroughfare linking the city centre business district to the prime shopping area.

The building is adjacent to The Galleries Shopping Centre which has recently secured planning consent for a large mixed-use development. Finzels Reach (a relatively recent and vibrant mixed-use development) is also within very close proximity. Cabot Circus (Bristol's prime shopping destinations) is within close walking distance.

In addition, the building is c.150m from the 'St. Mary Le Port Church' site which has planning consent for an eight-storey and nine-storey office block with retail and leisure units.



Castle Park



The Galleries



## BRISTOL CITY CENTRE

Portland Square

Broadmead Shopping Quarter

The Galleries

Floating Harbour

Finzels Reach

Temple Quay

Bus Station

M32

Cabot Circus

Quakers Friars

Castle Park

Soapworks

University of Bristol Temple  
Quarter Enterprise CampusTemple Meads  
Station

M32

AYLWARD HOUSE  
UNION STREET



ACCOMMODATION

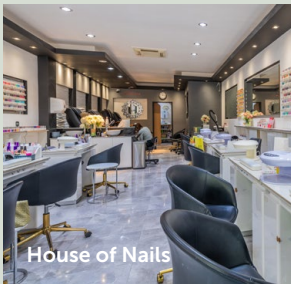
The property has the following approximate areas in line with the **RICS Code of Measuring Practice**.

COMMERCIAL (Net Internal Area)

Unit	Occupier	Area (Sq Ft)	Area (Sq M)
1 Union Street (Ground and Lower Ground)	Nero Holdings Ltd	1,857	172.52
3 Union Street (Ground and Lower Ground)	Danny Hoang (Individual)	1,171	108.79
5 Union Street (Ground and Lower Ground)	Century 21 Mobiles Ltd	1,329	123.47
7 Union Street (Ground and Lower Ground)	Exposure Men Studio Ltd	1,411	131.09
9 Union Street (Ground and Lower Ground)	Padmavathi Foods Ltd	2,100	195.09
50 Fairfax Street	Pioneer Global Holdings Ltd	1,034	96.06

RESIDENTIAL (Gross Internal Area)

Unit	Description	Area (sq ft)	Area (sq m)
Flat 1, Aylward House	Kitchen / living room, 2 bedrooms, shower room	579	53.79
Flat 2, Aylward House	Kitchen / living room, 3 bedrooms, 2 shower rooms	989	91.88
Flat 3, Aylward House	Kitchen / living room, 3 bedrooms, bathroom, shower room	1,051	97.64
Flat 4, Aylward House	Kitchen / living room, 3 bedrooms, bathroom, shower room	1,054	97.92
Flat 5, Aylward House	Kitchen / living room, 3 bedrooms, bathroom, shower room	1,051	97.64
5a Union Street	Kitchen / living room, 4 bedrooms, shower room	932	86.58
7a Union Street	Kitchen / living room, 4 bedrooms, shower room	935	86.86
9a Union Street	Kitchen / living room, 7 en suite bedrooms	1,841	171.03



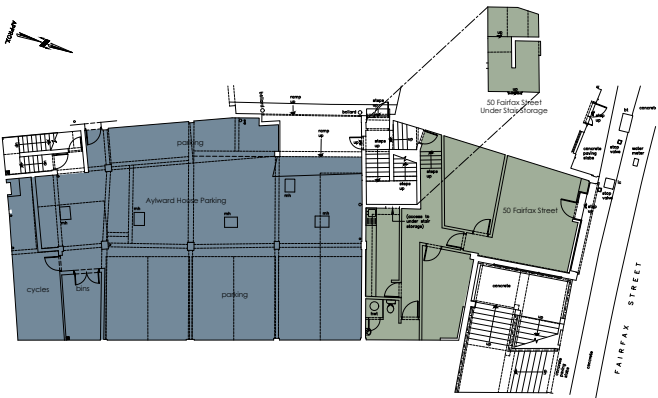
Residential Flats

FLOOR PLANS

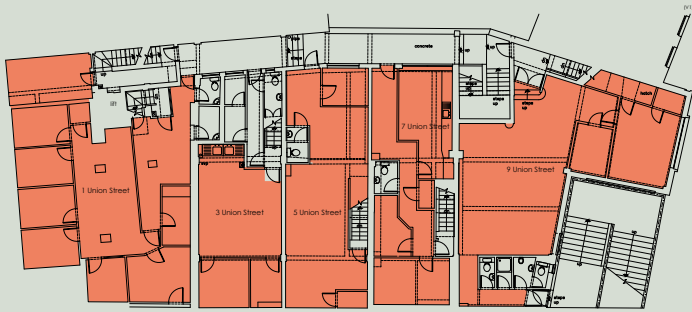
6 retail units, 8 residential units with a total of 29 bedrooms and 9 car parking spaces.

5	Roof				
4	Flat 5				
3	Flat 4				
2	Flat 3				
1	Flat 1	Flat 2	Flat 5a	Flat 7a	Flat 9a
G	Nero Holdings	Danny Hoang	Century 21 Mobiles	Exposure Men Studio	Padmavathi Foods
LG	Nero Holdings	Danny Hoang	Century 21 Mobiles	Exposure Men Studio	Padmavathi Foods
B	Parking				Pioneer Global Holdings

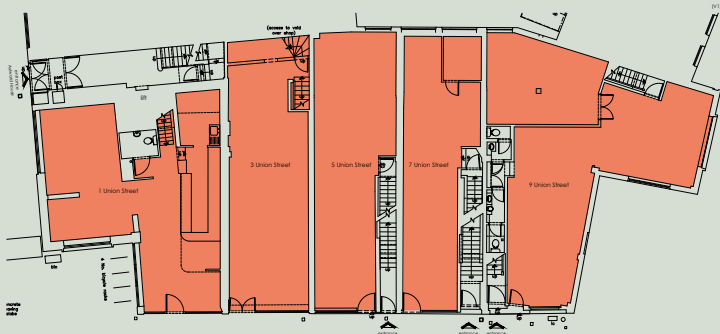
BASEMENT FLOOR



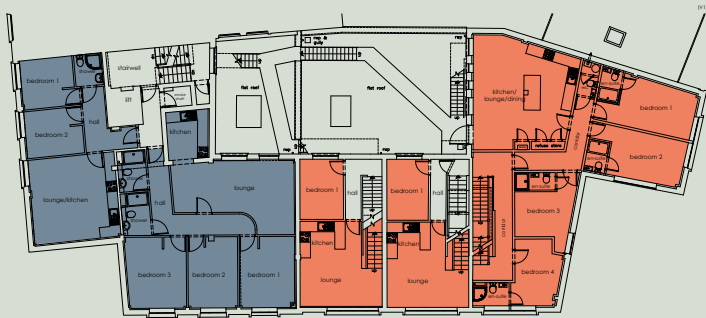
LOWER GROUND FLOOR



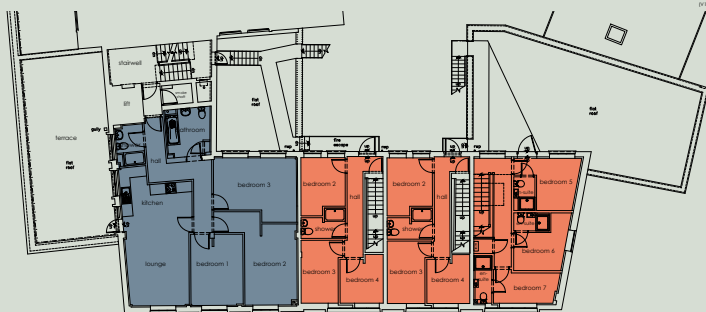
GROUND FLOOR



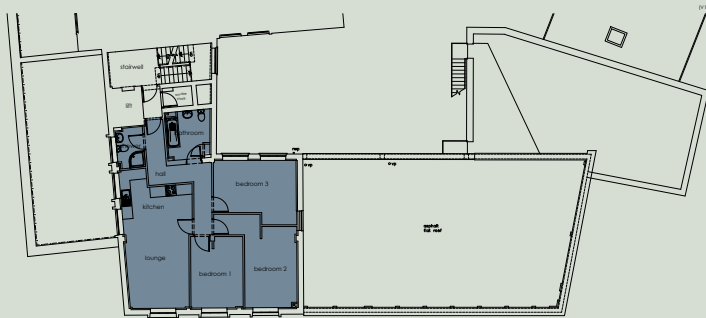
FIRST FLOOR



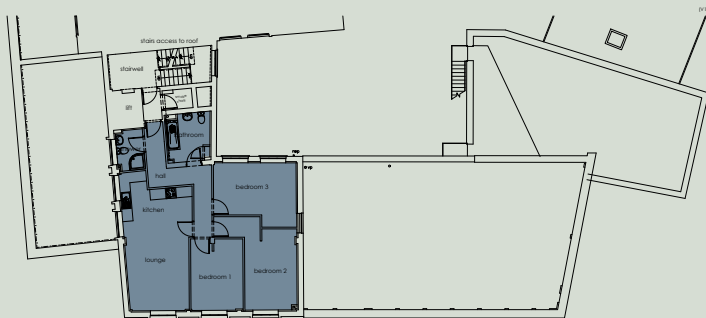
SECOND FLOOR



THIRD FLOOR

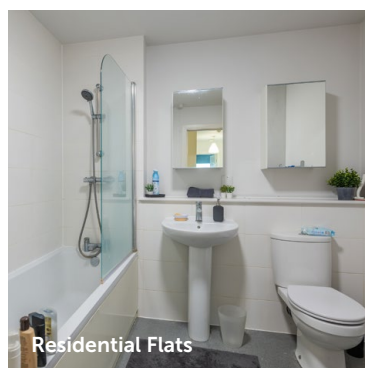
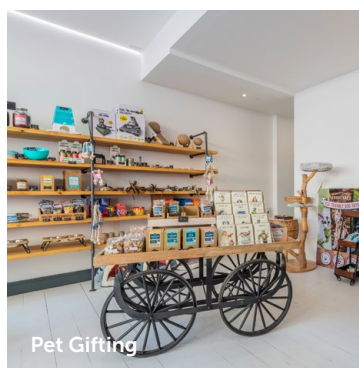
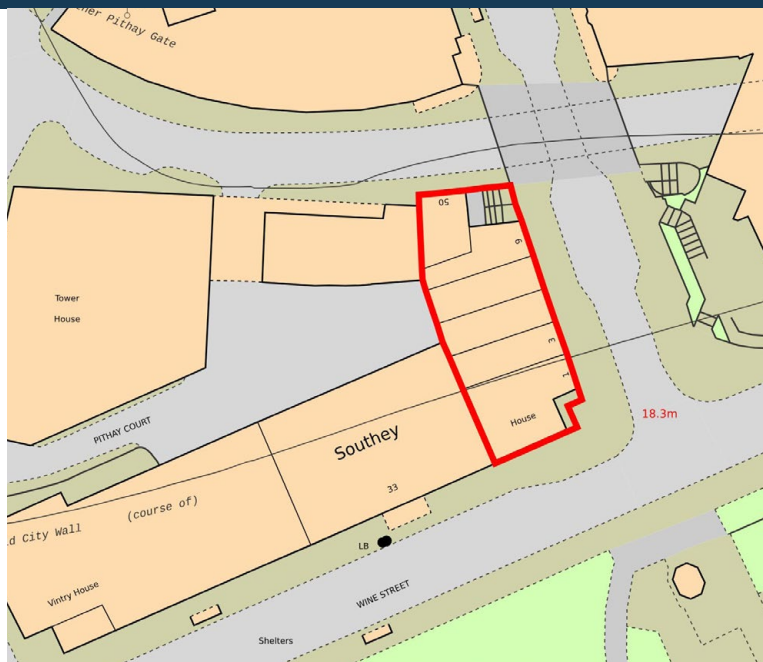


FOURTH FLOOR



Indicative floor plans for guidance purposes only. A full and final set of floor plans are available upon request.

**Long leasehold** interest for a term of **125 years** from 29 September 2016 on full repairing and insuring terms at a **peppercorn rent**.



Property	Tenant	Type of Business	Lease / Tenancy Type	Start Date	End Date	Gross Rent p.a.	Notes
1 Union St	Nero Holdings Limited	Café	Commercial Lease	01/01/2023	31/12/2025	£42,500	Excluded from LTA 1954.
3 Union St	Danny Hoang	Retail (nail salon)	Commercial Lease	03/05/2019	12/05/2029	£30,000	Excluded from LTA 1954.
5 Union St	Century 21 Mobiles Limited	Retail (phone shop)	Commercial Lease	14/02/2018	13/02/2032	£28,000	Excluded from LTA 1954. Tenant break and open market rent review in Feb 2028. Rent steps up to £29,000 pax (Feb 2026) and then £30,000 pax (Feb 2027).
7 Union St	Exposure Men Studio Ltd	Retail (barber shop)	Commercial Lease	30/05/2018	29/05/2028	£28,500	Excluded from LTA 1954. Rent steps up to £29,000 pax (May 2026) and then £29,500 pax (May 2027)
9 Union St	Padmavathi Foods Ltd	Restaurant	Commercial Lease	21/07/2023	20/07/2038	£35,000	Excluded from LTA 1954. Tenant break and open market rent review in Jul 2028 and Jul 2033.
50 Fairfax	Pioneer Global Holdings Ltd	Dog retail	Commercial Lease	11/02/2025	10/02/2035	£20,000	Excluded from LTA 1954. Tenant break in Feb 2030.
						£184,000	
Flat 1 Aylward	Private individuals	Residential	AST	17/06/2025	16/06/2026	£20,400	
Flat 2 Aylward	Private individuals	Residential	AST	30/07/2025	29/07/2026	£30,600	
Flat 3 Aylward	Private individuals	Residential	AST	10/08/2025	09/08/2026	£30,600	
Flat 4 Aylward	Private individuals	Residential	AST	20/07/2025	19/07/2026	£30,600	
Flat 5 Aylward	Private individuals	Residential	AST	04/08/2025	03/08/2026	£30,600	
5a Union St	Private individuals	Residential	AST	07/09/2024	06/09/2025	£36,480	New letting to be agreed
7a Union St	Private individuals	Residential	AST	20/07/2025	19/07/2026	£37,680	
9a Union St	Private individuals	Residential	AST	21/07/2025	20/07/2026	£69,300	
Car Parking at Aylward	Private individuals	Car parking (9 spaces)	Various licence agreements rolling monthly			£13,000	
						£299,260	
Total Income						£483,260	



# FURTHER INFORMATION

For further information, **please contact the** sole agent below.

### EPC

A copy of the EPCs is available upon request.

### VAT

We are informed that the property is elected for 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 agent:



**BURSTON  
COOK**  
Lewins House, Lewins Mead  
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**(0117) 934 9977**

FAO: Tom Coyte MRICS  
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Email: [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

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Exposure Barber



Residential Flats

