

MIXED - USE INVESTMENT OPPORTUNITY ON GLOUCESTER ROAD

278 - 282 Gloucester Road and 1 Radnor Road, Bristol, BS7 8PD



- Fully let, mixed use investment opportunity comprising three retail units, three residential flats, a four-bedroom HMO and an MOT/car repair garage with yard.
- Fantastic retail pitch and popular location on Gloucester Road
- Total rental income of £138,120 per annum
- Quoting price £1,450,000 exclusive
- Net Initial Yield of 8.98% and Gross Initial Yield of 9.53%



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

INVESTMENT SUMMARY

Residential

The residential element of this investment opportunity consists of the following properties and rental income:

Address	Type	AST	Start Date	Rent
278a Gloucester Road	2 bed flat	12 months	01-Sep-25	£15,000
282a Gloucester Road	1 bed flat	12 months	18-Oct-25	£12,600
282b Gloucester Road	1 bed flat	12 months	01-Jan-25	£12,000
1 Radnor Road	4 bed HMO (end of terrace)	12 months	01-Aug-25	£ 31,200
				£ 70,800

Commercial

The commercial element of this investment opportunity consists of the following properties which are drawn generally drawn on standard full repairing and insuring terms.

Address	Tenant	Lease Commencement	Lease Expiry	Rent	Notes
278 Gloucester Rd	Bettter Foods	Jul 2021	Jul 2031	£28,570.00	FRI. RR Jul 2026.
280 Gloucester Road	Conran Carpets	Nov 2018	Nov 2033	£15,000.00	FRI. RR Nov 2028.
282 Gloucester Road	Off Licence	Nov 2022	Oct 2028	£10,000.00	FRI. Excl. LTA 1954
Rear 284-286 Glos Rd	Yard and parking	Mar 2022	Sept 2026	£2,200.00	FRI. Excl. LTA 1954
Rear 1 Radnor Road	Car servicing garage	Mar 2022	Sept 2026	£11,550.00	FRI
				£67,320.00	

The above equates to a total income of £138,120 per annum. This represents a residential income of £70,800 per annum (51% of the total income), and a commercial income of £67,320 (49% of the total income). With a quoting price of £1,450,000, equating to a Gross Initial Yield of 9.53% and a Net Initial Yield of 8.98% (assuming purchaser's costs of 6.1%). The property may offer potential for development to rear subject to the relevant consents.

DESCRIPTION

The portfolio offered for acquisition features a mix of residential and commercial units. Specifically, there are 4 residential units and 5 commercial units.

278 Gloucester Road

This property comprises a ground floor retail unit which has most recently been fitted to a high standard as a health food convenience store and café.

280 Gloucester Road

The property comprises a ground floor retail unit with a staffroom, stockroom, and WC to the rear. The property also benefits from a rear fire escape. The property is occupied by a carpet shop.

282 Gloucester Road

The property comprises a ground floor retail unit which is currently fitted as an off licence.

Rear 284 - 286 Gloucester Road

The property comprises a rear yard with car parking for approximately 6 cars.

Rear 1 Radnor Road

The property comprises a detached workshop unit which is currently used as a car repair workshop.

278a Gloucester Road

The property comprises a two-bedroom flat. The property benefits from 2 bedrooms, a kitchen / dining room and a bathroom.

282a Gloucester Road

The property comprises a one-bedroom flat configured as a bedroom to the front with a living room, kitchen and bathroom to the rear.

1 Radnor Road

The property comprises an end of terrace period property arranged over ground and first floors. The property currently provides a four-bedroom HMO let to students.

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LOCATION



278 - 282 Gloucester Road



Seat Unique Stadium



Redland Green



Montpelier Train Station



Redland Train Station



Gloucester Road

Bristol is the principal financial and commercial centre of the southwest with a resident population of approximately 437,500 (ONS, 2013) persons and a catchment population in excess of 1,000,000.

The city is located 120 miles (192 km) west of London and 88 miles (140 km) south of Birmingham. Cardiff is 38 miles (60 km) to the west with Exeter 70 miles (112 km) to the south.

The city has a fast and frequent rail service to London with a journey time of only 75 minutes. Bristol International Airport, approximately 20 minutes' drive from the city center, provides both domestic and international flights as well as charters and facilities for private jets.

The subject property is primarily located fronting onto Gloucester Road with a return onto Radnor Road in Bristol.

Gloucester Road is a well-established retail, leisure and residential location situated approximately 1.5 miles north of Bristol city centre.

Gloucester Road benefits from strong levels of passing footfall and vehicle traffic and is surrounded by the affluent residential areas of Cotham, Redland, St Andrews and Bishopston.

Gloucester Road is highly popular with both students and young professionals and is well regarded in Bristol for its vibrant character, being recognized as the longest independent high street in the United Kingdom.

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ACCOMODATION SCHEDULE

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate areas:

RESIDENTIAL

Address	Type	Size sqft (GIA)
278a Gloucester Road	2-Bed Flat	775
282a Gloucester Road	1-Bed Flat	550
282b Gloucester Road	1-Bed Flat	420
1 Radnor Road	4-Bed HMO	-

COMMERCIAL

Address	Type	Size sqft (NIA)
278 Gloucester Road	GF Retail Unit	2,992
280 Gloucester Road	GF Retail Unit	1,281
282 Gloucester Road	GF Retail Unit	440
Rear of 284-286 Gloucester Road	Yardspace	763
Rear of 1 Radnor Road	MOT/Car Repair	-



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TENURE

Freehold subject to the existing leases. The car park to the rear of 284 – 286 Gloucester Road is held long leasehold. We have not had sight of the long lease, but we understand that it is drawn for a term of 999 years from 1877 and we have assumed that it is drawn on standard full repairing and insuring terms at a peppercorn rent.

PRICE

The quoting price is £1,450,000 exclusive.

PLANNING

We understand that the properties benefit from the following use classes:

Address	Planning Use
278a Gloucester Road	Use Class C3 (residential)
282a Gloucester Road	Use Class C3 (residential)
282b Gloucester Road	Use Class C3 (residential)
1 Radnor Road	Use Class C4 (HMO)
278 Gloucester Road	Use Class E
280 Gloucester Road	Use Class E
282 Gloucester Road	Use Class E
Rear of 284-286 Gloucester Road	Car Parking
Rear of 1 Radnor Road	Use Class B2 (general industrial)

Interested parties are advised to make their own investigations with the relevant planning authorities

BUSINESS RATES

In accordance with the Valuation Office Agency website, the commercial units within the portfolio has the following rateable values:

Address	Rateable Value
278 Gloucester Road	£16,250
280 Gloucester Road	£14,250
282 Gloucester Road	£7,100
Rear of 1 Radnor Road	£6,900

Interested parties are advised to make their own investigations to establish the exact rates payable.

EPC

The portfolio has the following EPC ratings:

Address	EPC Rating
278-282 Gloucester Road	E - 120
278a Gloucester Road	E - 40
282 Gloucester Road	C - 62
282a Gloucester Road	E - 49
282b Gloucester Road	E - 49

Certificates can be produced on request

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LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants, and you will be asked to provide the necessary identification documents when required.

VAT

All values are exclusive of VAT if applicable.

PARKING

The following car parking spaces are included within the portfolio:

- Ground floor tenant of 278 Gloucester Road benefits from two parking spaces to the rear of the warehouse.
- The tenant at the rear of 284-286 Gloucester Road benefits from 6 parking spaces in the yard.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent: **Burston Cook.**

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT: October 2025

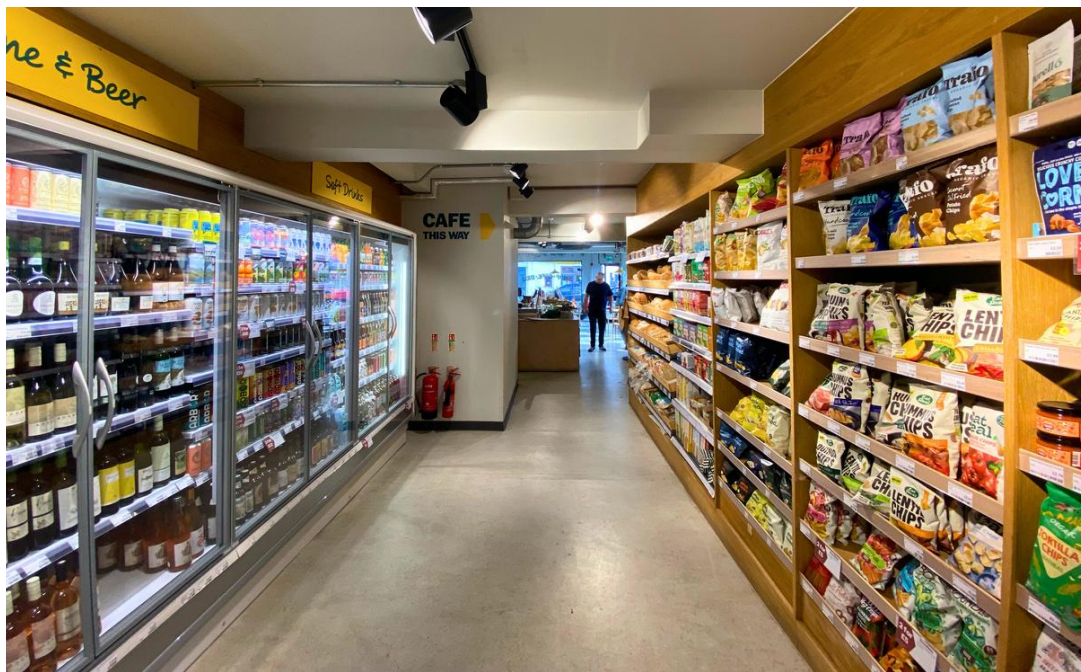


CONTROL OF ASBESTOS AT WORK REGULATIONS 2002 Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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