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FOR SALE

RETAIL INVESTMENT WITH DEVELOPMENT PLOT TO REAR

**GROUND FLOOR, 204 NORTH STREET,
BEDMINSTER, BRISTOL, BS3 1JF**



- **FOR SALE**
 - **FULLY LET RETAIL INVESTMENT**
PLUS
 - **DEVELOPMENT PLOT TO REAR WITH PLANNING CONSENT FOR TWO STOREY CLASS E BUILDING**
- **EXCELLENT LOCATION ON NORTH STREET, SOUTHVILLE**
- **UPPER PARTS COMPRISE RESIDENTIAL ACCOMMODATION UNDER SEPARATE OWNERSHIP**
- **APPROXIMATE NET INTERNAL OF SHOP 695 SQ FT.**
- **PLOT TO REAR 0.014 ACRES**

SUBJECT TO CONTRACT

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

LOCATION

The property is located on North Street which is a popular and vibrant high street in Southville, Bristol. Southville is a popular area located in the south of Bristol approximately 2 miles from Bristol Temple Meads station and 1 mile south of Bristol city centre. The residential area of Southville accommodates young professionals, families and students and is an increasingly affluent area.

North Street benefits from an excellent mix of occupiers including several popular restaurants, several successful bars and a wide range of local and national retailers which trade very well given the high levels of footfall. North Street also benefits from Ashton Gate Stadium being a short walk from the property.

PROPERTY

The property comprises a ground floor retail unit fronting onto North Street in Southville. The property has a glazed frontage and internally, the property has a large sales area with a rear WC and storeroom.

To the rear of the property is a parcel of land with planning consent to build a two storey building with Class E Use.

ACCOMMODATION

The property has the following Net Internal Area: -

Total	695 sq ft	(64.58 sq m)
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TENANCY

The property is let by way of a new effectively full repairing and insuring lease drawn on the following terms: -

Tenant:	Barber shop and fashion business.
Lease commencement:	January 2022.
Term:	A new effectively full repairing and insuring lease drawn for a term of 10 years.
Break Option:	Tenant break option at the end of year 5.
Rent:	£15,000 pax (Y1-2) £16,000 pax (Y3-4) £17,000 pax (Y5).
Rent Review:	Open market rent review at the end of year 5.
1954 Act:	The lease is contracted out of the Landlord & Tenant Act (Part II).
Service Charge:	There is to be a fixed service charge of £1,000 per annum.

PRICE

The long leasehold interest is offered for sale – price on application.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

PLANNING

The piece of land to the rear has the following planning consent: -

Reference	21/01157/F
Alternative Reference	PP-09550619
Application Received	Wed 03 Mar 2021
Application Validated	Wed 03 Mar 2021
Address	204 North Street Bedminster Bristol BS3 1JF
Proposal	Alterations and extension to rear to form two storey building for Class E use. With external terrace.
Status	Decided
Decision	GRANTED subject to condition(s)
Decision Issued Date	Mon 17 May 2021
Appeal Status	Unknown

Please find plans attached to rear of these details.

VAT

All prices and rents are quoted exclusive of VAT if applicable.

LEGAL FEES

All Parties are to bear their own legal fees.

ENERGY PERFORMANCE CERTIFICATES

C58. See link below.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0241-6348-5969-1902-5341>

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

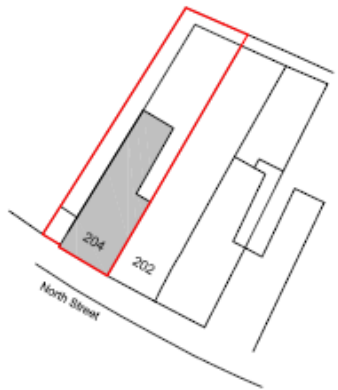
April 2022

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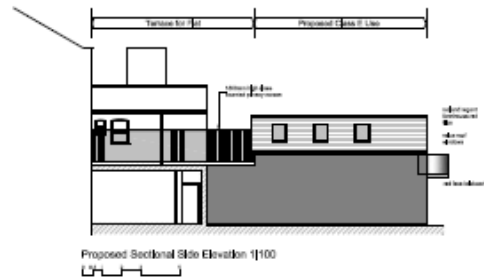
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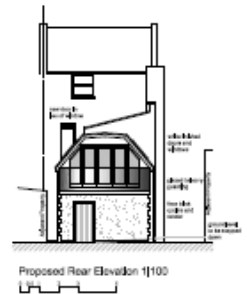
Existing Site Plan 1/200



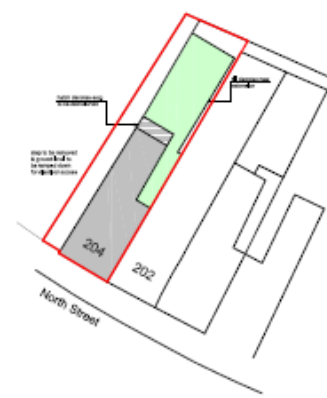
Site Location Plan 1/1250



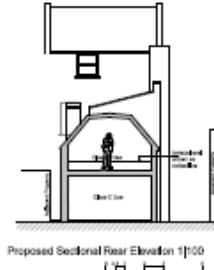
Proposed Sectional Side Elevation 1/100



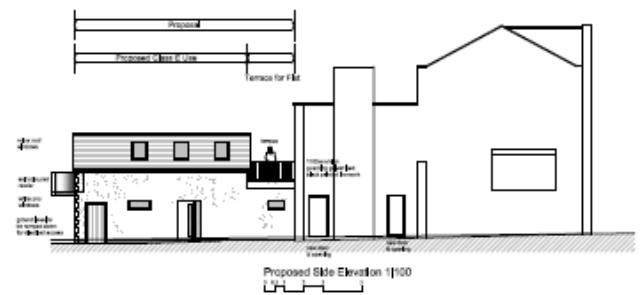
Proposed Rear Elevation 1/100



Proposed Site Plan 1/200



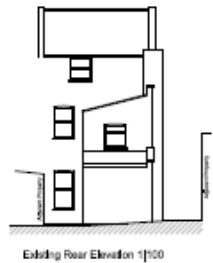
Proposed Sectional Rear Elevation 1/100



Proposed Site Elevation 1/100



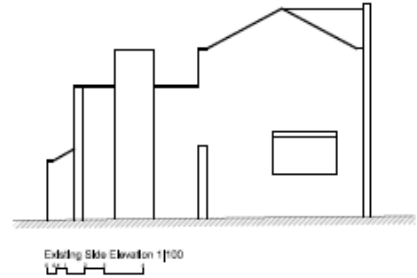
Existing Sectional Side Elevation 1/100



Existing Rear Elevation 1/100



Existing First Floor Plan 1/100



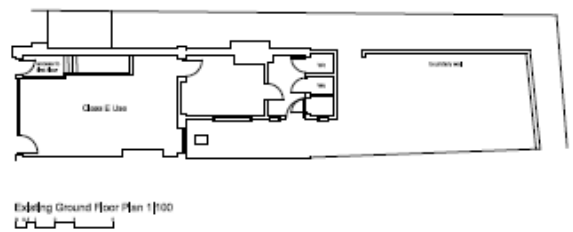
Existing Side Elevation 1/100



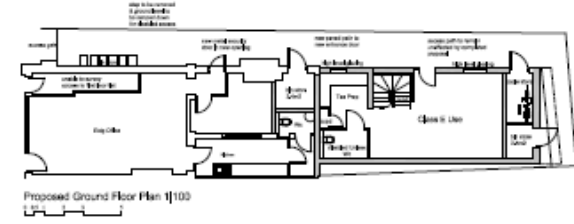
typical covered sto store detail



Proposed First Floor Plan 204 North Road



Existing Ground Floor Plan 1/100



Proposed Ground Floor Plan 1/100

Project: Planning	
20064_P1	
A	
Proposed Alterations and extension to form 2 storey building for Class E Use to rear of 204 North Street Southmead BSO 1/1P	
Existing and Proposed Plans and Elevations	
Scale: 1/100 (Site Plan) 1/200 (Elevations) 1/500 (Plans)	
Meddax Design Ltd	
Architectural Consulting	
201 The Mill 201 The Mill, Kingswood, Bristol, BS15 4LP	
0117 9615251	
info@meddaxdesign.co.uk	



NOTICE OF DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Decision : GRANTED subject to condition(s)

Application no: 21/01157/F

Type of application: Full Planning

Site address: 204 North Street, Bedminster, Bristol, BS3 1JF.

Description of development: Alterations and extension to rear to form two storey building for Class E use. With external terrace.

Applicant: Mr. Watkin

Agent: Maddox Design Ltd

Committee/delegation date: 17.05.21

Date of Notice: 17.05.21

Important: Compliance with conditions

- Please read the conditions and understand their requirements and restrictions
- Some conditions may relate to a specific element of work, and require details to be submitted and approved before any work on that element commences.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.

Development Management
City Hall, College Green, Bristol BS1 5UY

Application No: 21/01157/F

DECISION: GRANTED subject to condition(s)

Condition(s)

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre occupation condition(s)

2. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

3. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

Post occupation management

4. The development hereby permitted shall not be first brought into use until the close boarded timber fence shown on 20064_P1 Rev A has been fully erected and shall remain on site in perpetuity.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

Application No: 21/01157/F

List of approved plans

5. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

20064_P1 Rev A Existing and proposed floor plans and elevations, location plan, received 5 May 2021

Reason: For the avoidance of doubt.

Article 35 Statement

In dealing with the application we have worked with the applicant in a positive and pro-active manner and have implemented the requirement in the National Planning Policy Framework (2019) paragraph 38.

It is important that you read the following "Additional information"

Additional information for application no 21/01157/F

Planning permission – important provisos

1. If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts or Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note.
2. It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

Compliance with the approved plans and conditions

3. The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or a part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.
4. If work on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Register a new address

5. Bristol City Council is responsible for all property numbering and street naming in Bristol. You will need to apply for a property number and address if your planning permission involves the creation of a new dwelling or flat. Find more information on how to [register for a new address or make an amendment to an address](#)

Amendments

6. Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Conditions compliance

7. Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.
8. A fee is payable for each request. A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 21/01157/F

9. The web page www.bristol.gov.uk/planning-and-building-regulations/planning-conditions provides further guidance on this process.

Right of Appeal

10. Applicants have a right of appeal against the requirements of any conditions attached to this approval. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. If you intend to submit an appeal that you would like examined by inquiry then you must notify us (development.management@bristol.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

Complaints

11. Only planning matters can be considered at an Appeal. If you think that the Council did not properly consider your application, you can make a complaint under the council's complaints procedures, details can be found on the website www.bristol.gov.uk/complaints-and-feedback or by calling 0117 9223000.