

**AVISON
YOUNG**

For Sale

26-29 College Green
Bristol
BS1 5TB

June 2019

Refurbishment opportunity in
the centre of Bristol

New 125 Long leasehold
interest

On the instructions of



08449 02 03 04

avisonyoung.co.uk/15029



Highlights

- Prime location overlooking City Hall and College Green
- Close proximity to Park Street and The Centre
- An attractive character building which enjoys good levels of natural light
- Outstanding refurbishment opportunity
- Potential for conversion to alternative use (subject to consent)
- Available by way of a new 125 year lease of the whole



Location

26-29 College Green occupies a prominent position in Bristol city centre, overlooking City Hall, College Green, Bristol Cathedral and the Marriott Royal Hotel. Nearby occupiers include Dyson, Bristol University, Triodos Bank, The Environment Agency, Icon Films, and Bristol City Council.

The property is situated in a central location between Park Street, Queen Square and Harbourside, close to a wide range of independent retailers, bars, restaurants, and other leisure uses.

It is within walking distance of Temple Meads railway station, and provides easy access to the M32 and the national motorway network.

Description

The property comprises a large double fronted shop unit at ground floor level, with a second entrance via the former HSBC bank premises at 26 College Green, and three floors of ancillary / office space above.

It is envisaged that the upper floors will be accessed via 26 College Green, and upon completion of the works can provide three floors of largely open plan accommodation with new amenities and services installed.



Existing 2nd floor



Existing 1st floor layout

26-29 College Green, Bristol BS1 5TB

Accommodation

The property comprises the following approximate floor areas, measured on a GIA basis:

Description	Sq ft	Sq M
Ground floor	3,540	328.9
First floor	3,479	323.2
Second floor	3,348	311.0
Third floor	2,800	260.1
Total GIA (Approx)	13,167	1,223.2
Basement	1,462	135.8

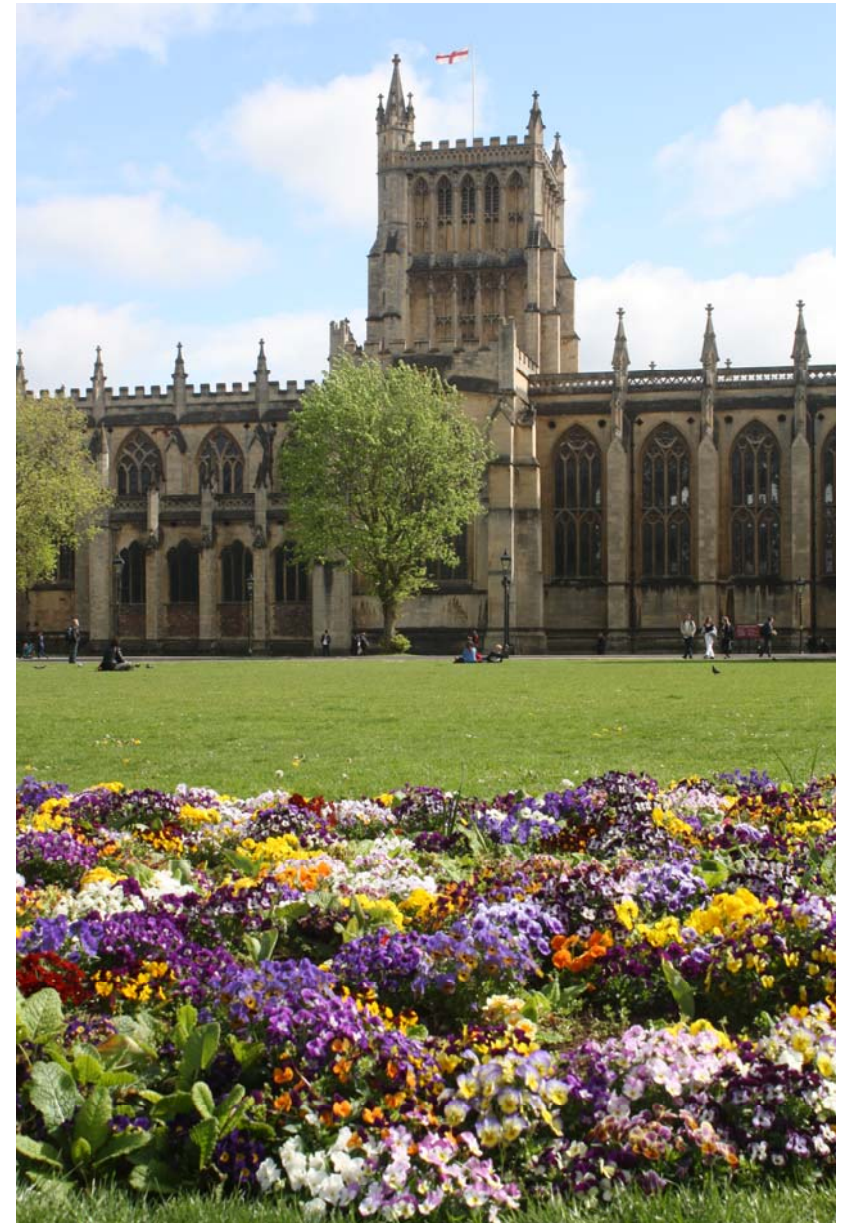
Tenure

26-29 College Green is being offered for sale on the basis of a new 125 year long leasehold interest, subject to a geared ground rent.

Terms

Offers are invited for the 125 year long leasehold interest in 26 -29 College Green.

Our clients intention is to retain a future income stream from the disposal of the 125 Long leasehold interest in the subject property, and is open to proposals from potential purchasers on how that income stream is secured / structured, but would consider a geared ground rent, return of the basement and ground floor retail units of 27-29 College Green in a refurbished shell and core condition or blend of both elements together with a capital receipt.



Planning

The property is not Listed, but is within a Conservation Area.

The existing use is assumed to be retail/ ancillary and offices within Classes A1 and B1(a) of the Use Classes Order.

Alternative uses may be permissible subject to consent. Interested parties should make their own enquiries of the Planning Authority.

Business Rates

To be reassessed.

EPC

The property is assessed as follows;

Band C (60)

Legal Costs

The purchaser will be expected to bear the vendor's reasonable legal costs incurred in the transaction.

VAT

The purchase price will exclude VAT if applicable.

Form of sale

The site is to be sold by informal tender with offers invited by **5pm on Wednesday 23rd October 2019**. We are inviting offers by email or post to:

paul.williams@avisonyoung.com or

Paul Williams,
Avison Young, St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ

Offer submissions should include the following information:

- ◆ Offer value
- ◆ Conditions and due diligence associated with the offer
- ◆ Timescales associated with offer
- ◆ Any approvals required and timescales
- ◆ Proof of funding
- ◆ Track record

Further Information

Further information including floor plans are available on request from the sole agents.

View from 2nd floor



For further information please contact:

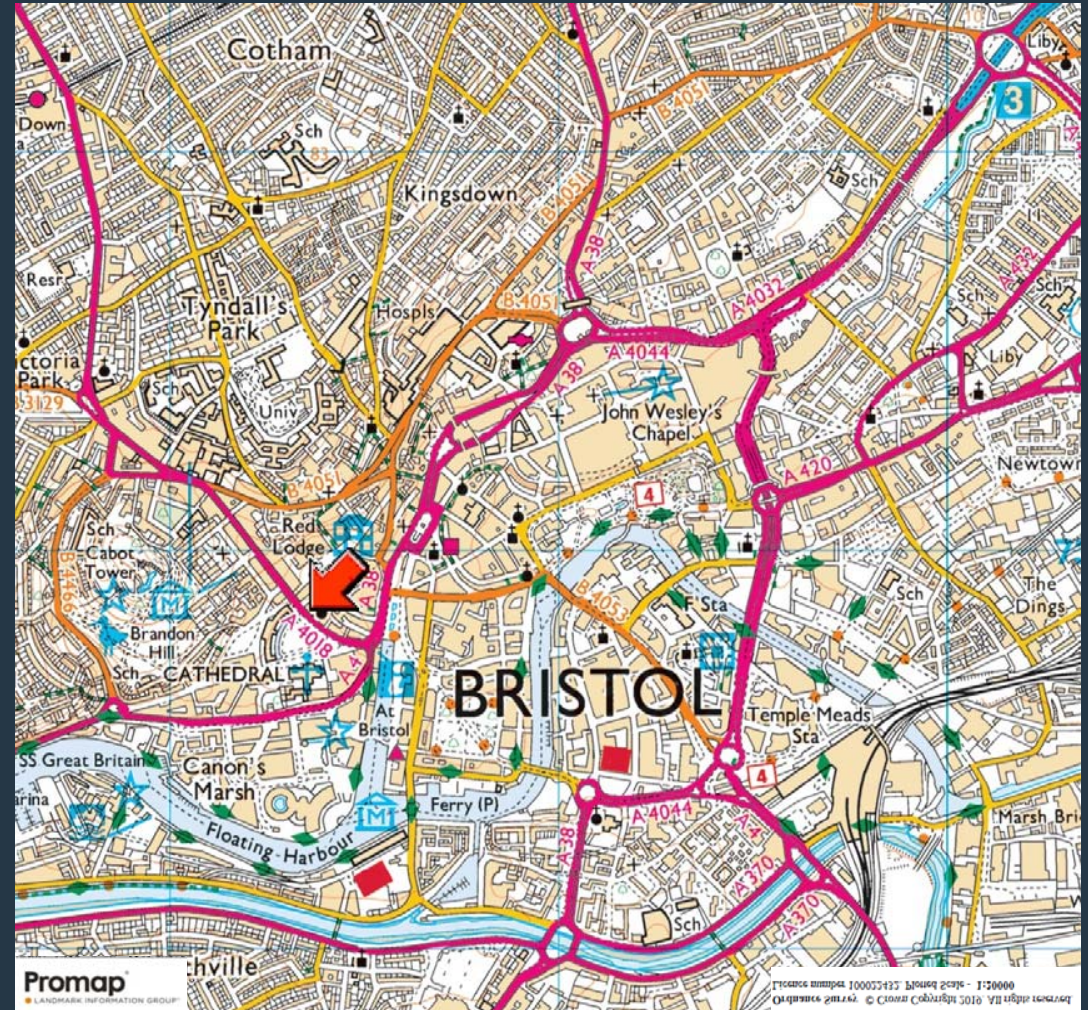
Paul Williams

Tel: 0117 988 5301

Email: paul.williams@avisonyoung.com

Property ref

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