



For Sale

1-3 Unity Street
Bristol
BS2 0HN





Specification

- Suitable for redevelopment to a number of uses (subject to planning)
- Approximately 0.28 ha (0.69 acres)
- Currently comprises four light industrial units and yard
- Approximately 10 minute walk to Temple Quay, Temple Meads, and Cabot Circus
- Freehold

The Site

The site is located in the Old Market area of Bristol. The area is undergoing significant improvement, with new residential and student developments under construction. This is a product of the site's excellent location, approximately a 10 minute walk from Cabot Circus, Temple Meads, and Temple Quay.

The site comprises a broadly rectangular site that extends to approximately 0.28 ha (0.69 acres).

Planning

The site currently comprises buildings that are in commercial use. No statutory or locally listed buildings or structures are present on the site. The land is within the Old Market Conservation Area Boundary.

Unity Street is located within the City Centre, as defined by the Development Plan, and as such benefits from in principle support for a range of development types, subject to other planning considerations. These uses could include (but are not limited to) residential, student, accommodation, and hotel use.

Old Market has a Neighbourhood Plan and the site falls within its boundary.

A planning briefing note has been prepared by JLL and is available on request. Please contact Kevin Hunt or Lewis Knight for further planning commentary.

kevin.hunt@eu.jll.com / 0117 928 1647

lewis.knight@eu.jll.com / 0117 930 5834



Title

The site is owned freehold by Redmaids' High School under title number BL59811. Note that a sub-station, subject to a long lease, is located in the north west corner of the site.

Tenancies

The site is subject to four tenancies. These leases expire during 2018, however, three benefit from protection under the 1954 Landlord and Tenant Act. Where relevant, Section 25 notices have been served on tenants (refusing a new lease on the grounds of redevelopment).

VAT

Interested parties should assume that VAT will be payable on the purchase

Offers

Offers are invited by way of informal tender, with a submission deadline of 1pm on 01 March 2018. Offers are to be submitted via email to james.petherick@eu.jll.com.

The vendor's preference is for subject to planning offers that maximise site value, whilst being mindful of the planning context. Unconditional and joint venture bids will also be considered.

Bidders should provide the following information in support of their bid:

1. Indicative layout, quantum of accommodation, and height of proposals
2. Level of on-site affordable housing assumed in making the offer (where applicable)
3. Technical due diligence to be undertaken pre-exchange
4. Evidence of internal approvals that support the purchase
5. Proof of finance for purchase
6. Timing associated with the purchase and planning application
7. Any other condition of offer

Costs

Each party is responsible for their own legal costs. All technical due diligence and professional fees in respect of any planning application is the responsibility of the purchaser. All planning applications will be in joint names of the seller and purchaser. Any surveys undertaken by the purchaser will be assignable at no cost to the vendor should the purchaser withdraw.

Contact

For further information please contact:

James Petherick

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M: 07710 049 085

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Subject to contract

Particulars dated January 2018

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