



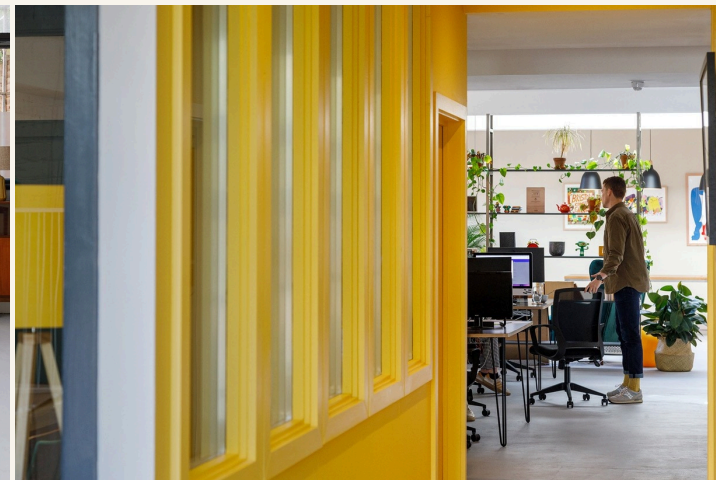
— FOR SALE — VACANT POSSESSION OR AS AN INVESTMENT OPPORTUNITY

THE OLD FIRE STATION

Raleigh Road, Southville, Bristol BS3 1QU

Lambert
Smith
Hampton

1,757 SQ FT • OFFERS IN EXCESS OF £550,000





LOCATION & SITUATION

In the heart of Southville

The property occupies a prominent position on Raleigh Road in Southville, one of Bristol's most desirable and well-established mixed-use neighbourhoods — just moments from North Street, renowned for its eclectic mix of independent cafés, restaurants, bars and specialist retailers.

Bristol city centre lies approximately one mile to the north-east, with Bristol Harbourside, Wapping Wharf and Temple Meads railway station all within easy reach. The surrounding area has benefited from significant investment and regeneration in recent years, and the combination of strong local amenities, an affluent catchment and excellent connectivity has made Southville one of the city's most economically active districts.

CONNECTIONS

Bristol city centre	1 mile
North Street — cafés, restaurants & retail	Walking distance
Bristol Temple Meads — direct services to London Paddington	Within easy reach
A38 & A370 — linking to the M32, M4 & M5	Convenient access
Bristol Airport	8 miles

DESCRIPTION

A fire station, reimagined

Formerly serving as a fire station, the building has been thoughtfully refurbished to provide contemporary office accommodation whilst retaining its unique historic identity and architectural character.

The accommodation is presented to a high standard and benefits from excellent levels of natural light, providing open-plan office space with a spacious boardroom, staff kitchenette and WC facilities. Suitable for a variety of owner-occupier, investor and business uses (subject to any required consents), it presents a rare opportunity to acquire a landmark building in one of Bristol's most vibrant commercial locations.

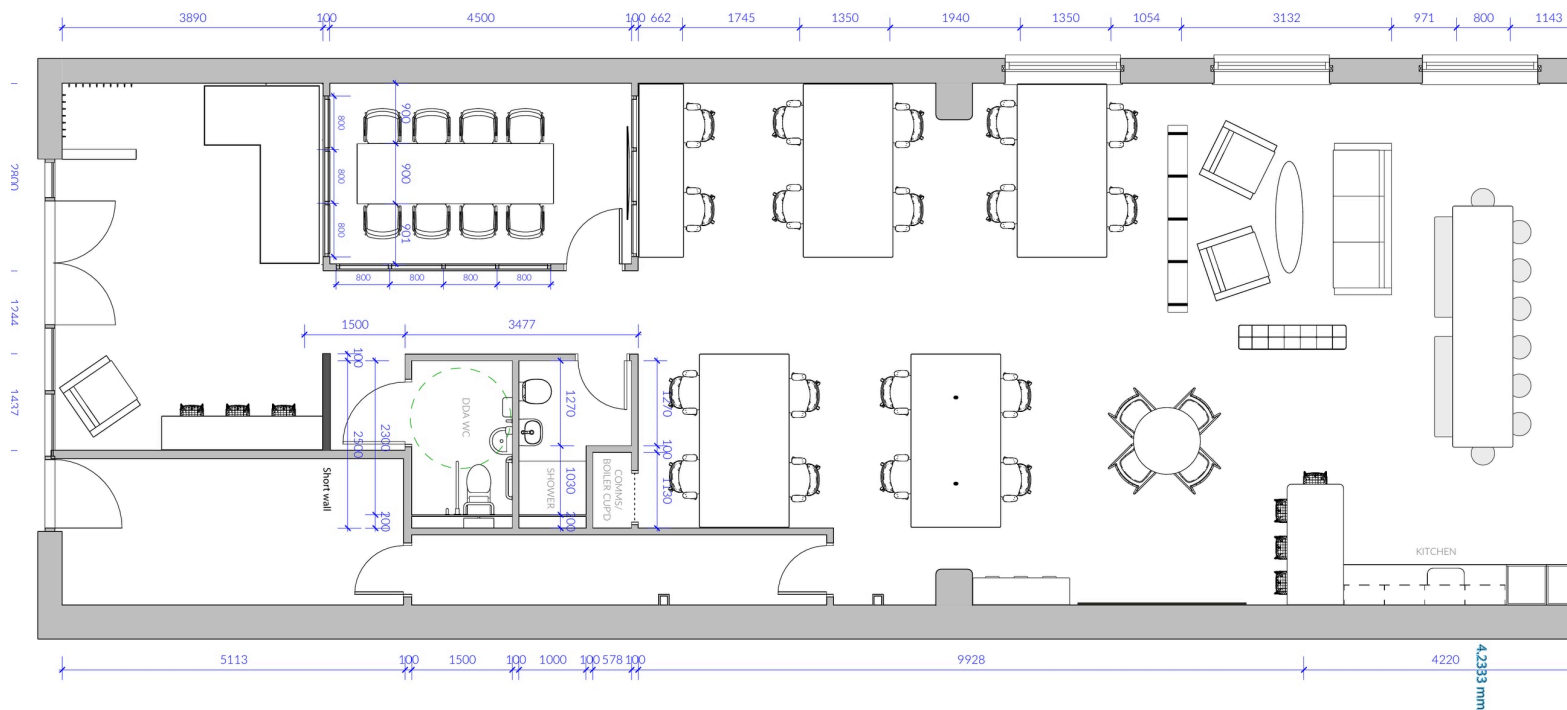
KEY FEATURES

- Attractive and well-presented office accommodation
- Excellent natural light throughout
- Meeting room / boardroom facilities
- Kitchenette and WC provision
- Available with vacant possession or tenant in situ
- Walking distance to North Street and local amenities



ACCOMMODATION

1,757 sq ft over a single level



LEVEL 0 - INDICATIVE LAYOUT • STUDIO CWTCH GA PLAN, REV F • NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY

FLOOR	SQ FT	SQ M
Level 0 — open-plan office, boardroom, kitchenette & WCs	1,757	163
Total	1,757	163

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition). EPC rating C61.





TENANCY & PROPOSAL

The opportunity

The property is available either with vacant possession, or, it can be acquired as an income-producing investment.

If sold with vacant possession it provides an opportunity for owner-occupation.

Alternatively, a new lease can be agreed with the current owner occupier on the following terms:

- New lease to Something Good Group Ltd
- 10-year lease term with tenant break option at year 5
- Rental income of £44,000 per annum (£25.00 psf)
- Reflecting a net initial yield of 7.63%

TENURE

Sale of the long leasehold interest — a 999-year lease from 11 January 2021, held under title no. BL157806. Copies available on request.

VAT

The property is VAT registered; VAT will be payable upon purchase.

EPC

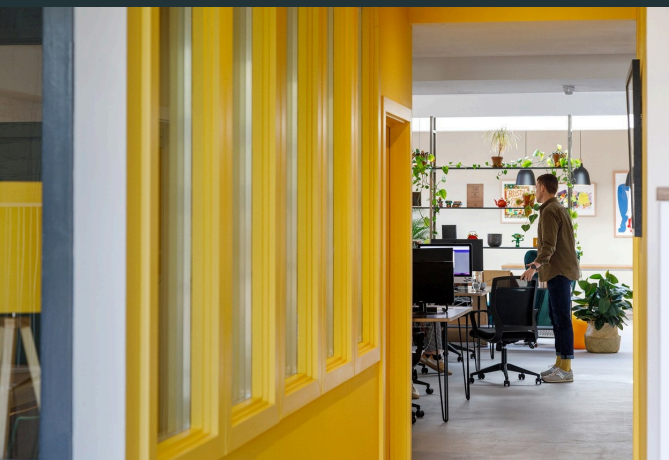
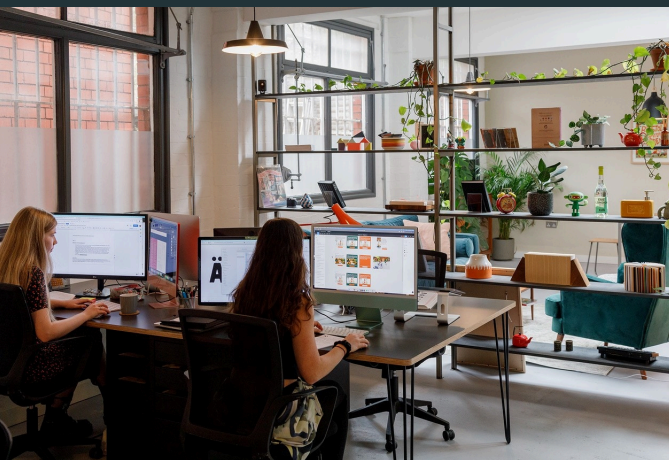
C61

PROPOSAL

For either vacant possession or as an investment,

offers are invited in excess of £550,000

Subject to contract and exclusive of VAT. An offer at this level reflects £313 per sq ft.



FURTHER INFORMATION

For further information or to arrange an inspection, please contact the sole agents:

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