

Prime Mixed Use Retail Investment

Clifton Village, Bristol



Vickery Holman
Property Consultants



Informal Tender to be received by
12 noon on Thursday 27th March 2025
16, 18 & 20 Princess Victoria Street and
25 & 27 Waterloo Street, Clifton Village, Bristol BS8 4BP

Prime Mixed Use Retail Investment

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- Prime Mixed Use Retail Investment Freehold
- Affluent Clifton Village Location
- High Footfall Location popular with students
- Other occupiers in the vicinity include Cote, The Ivy, Bosco Pizzeria and No 4 Clifton Village
- Reversionary rents
- Vacant flats above in need of refurbishment
- Asset Management Opportunities over the whole

Proposal

We are instructed to seek offers in the region of £1,900,000 which reflects a NIY of 6.50% after an allowance for purchaser's costs of 6.25%.

See addendum for details of informal tender process.



Location

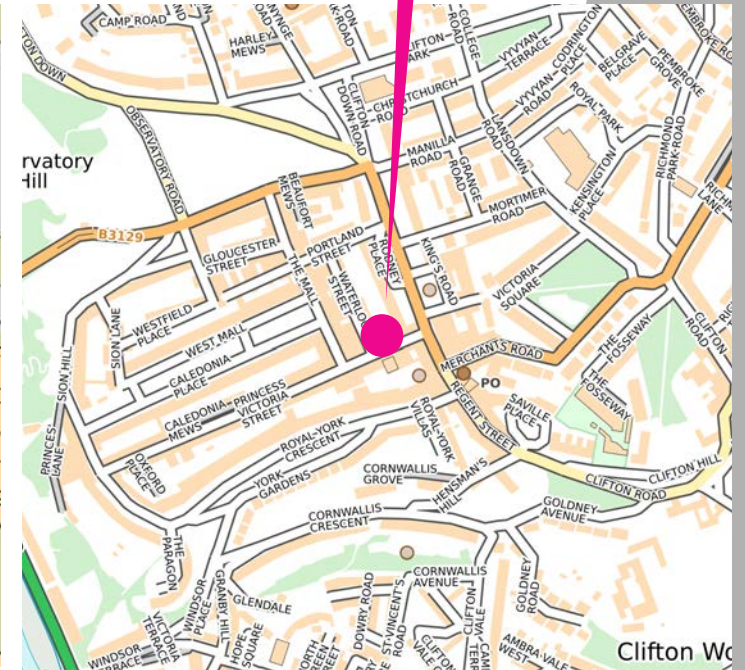
The property is located in a prime position in Clifton Village which is well renowned for its Georgian architecture, rich history and a quality high end retail offering. The location is one of the most affluent areas of the city of Bristol and attracts residents, business owners, students and young professionals.

For this reason it has one of the highest house prices in the city and is therefore very popular with high end independents and quality national operators. Such occupiers include Papersmiths, Pod, Anna Cake Couture with national operators Mint Velvet, Café Nero, Crew and Tesco Express all occupying space in the locale.

The location also has a strong restaurant offering with a wide selection of quality eateries dotted around the vicinity. Such restaurant operators include Cote, The Ivy, Bosco Pizzeria and No 4 Clifton Village. The location also benefits from its close proximity to Clifton Downs, the picturesque houses on Royal York Crescent, Clifton Arcade and the world renowned Clifton Suspension Bridge.

Clifton Village is also a short walk from Park Street and Clifton Triangle which is home to Bristol University and numerous leisure occupiers that are based in the area.

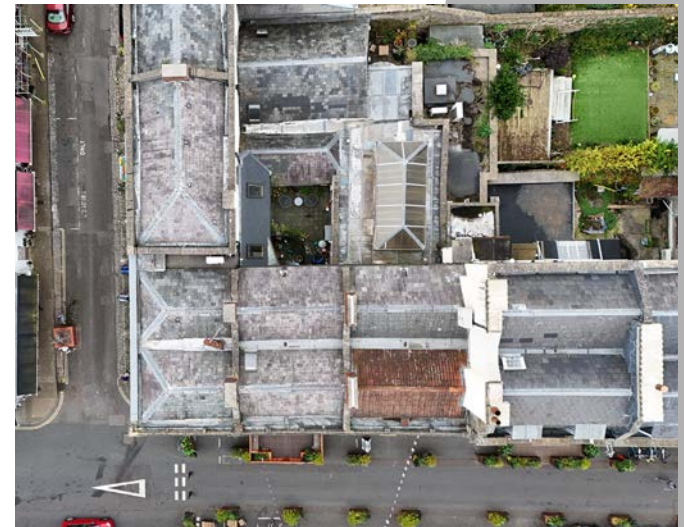
The location has good train links with Whiteladies Road Station only a short walk from the property. There are also regular bus services from the street that links Clifton Village with the rest of the city.



Description

The freehold consists of a prominent corner Grade II listed building situated in a prime position in Clifton Village's main shopping street. The property consists of a terrace of 3 retail units on Princess Victoria Street and 2 retail units on Waterloo Street all fully let on various commercial tenancies and with 7 flats above. The units benefit from ground floor sales and office/staff facilities with further basement storage below..

The flats are self contained and accessed via Waterloo Street just off Princess Victoria Street. Of the flats 4 have been sold long leasehold, 2 are currently vacant and 1 is let on an AST agreement.



Tenancy Schedule

Prime Mixed Use
Retail Investment
Clifton Village, Bristol

A summary of the tenancies is listed below:

Property	Tenant	Tenants Break	Lease Expiry	Income
Ground and Basement 16 Princess Victoria Street	Farrow & Ball Limited Company number: 999927	Tenants Break 20th April 2026	dated 20 April 2021 and runs until April 2031 Inside the 1954 Act	£33,000 per annum (£56.12 ZA)
Ground and Basement 18 Princess Victoria Street	Harvey Jones Homes Limited Company number: 02068913 (tenant is in administration).	Tenants break 18th December 2027	Lease dated 18th December 2024 and runs until 17th December 2029 Inside the 1954 Act	£29,100 per annum (£50.00 ZA)
Ground Floor and Basement 20 Princess Victoria Street	Lease to Miles Away Limited Company number 05947975	None	Lease dated 10 June 2011 expiring on 10 June 2026 inside the 1954 Act	£25,000 per annum (£63.13 ZA)
Ground and Lower Ground Floor 25 Waterloo Street	Lease to a private individual	None	Lease dated 12 April 2013 expiring on 1 January 2025 (now continuing under the 1954 Act) Inside the 1954 Act	£14,500 per annum (£32.37 ZA)
Ground and Lower Ground Floor 27 Waterloo Street	Lease to a private individual	None	Lease dated 27 November 2006 expired on 5 July 2016 (now continuing under the 1954 Act) Inside the 1954 Act	£19,000 per annum (£33.45 ZA)
				£120,600



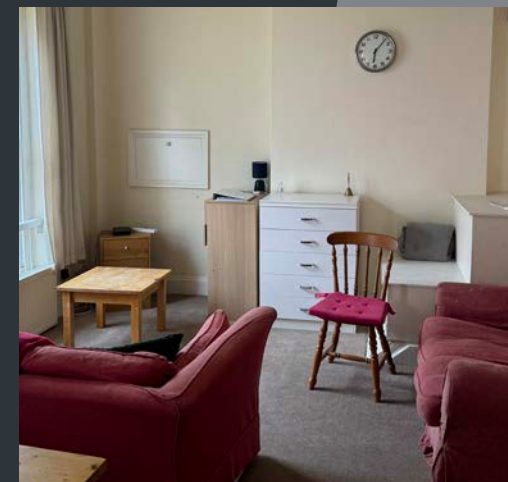
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Tenancy Schedule (cont.)

Residential

Property	Bedrooms	Tenant	Tenants Break	Lease Expiry	Income
Flat 1, 26 Waterloo Street	2 (not inspected)	Private individual	N/a	Long lease dated 12 November 1998 expiring on 31 December 2996	Ground Rent of £10.00 per annum
Flat 2, 26 Waterloo Street	4	N/a	N/a	Property vacant.	N/a
Flat 3, 26 Waterloo Street	2 (not inspected)	Private individual	N/a	Long lease dated 9 July 1999 expiring on 31 December 2996	Ground Rent of £10.00 per annum
Flat 4, 26 Waterloo Street	3	N/a	N/a	Property vacant.	N/A
Flat 5, 26 Waterloo Street	3 (not inspected)	Private individual	N/a	Long lease dated 11 December 1998 expiring on 31 December 2996	Ground Rent of £10.00 per annum
Flat 6, 20 Princess Victoria Street	1	Private individual	N/a	Long lease dated 30 September 1998 expiring on 31 December 2996	Ground rent of £10.00 per annum
Flat 7, 26 Waterloo Street	1 (not inspected)	Private individual	N/a	AST	£875 per month
				£10,540 pa	
Total Rent				£131,140 pa	



Measurements

Property (GF and Basement)	Size (NIA)
16 Princess Victoria Street	GF: 865 sq ft (80.32 sq m) Basement: 744 sq ft (69.09 sq m) Total: 1,608 sq ft (149.41 sq m)
18 Princess Victoria Street	GF: 620 sq ft (62.26 sq m) Basement: 556 sq ft (51.62 sq m) Total: 1,176 sq ft (109.26 sq m)
20 Princess Victoria Street	GF: 463 sq ft (43.02 sq m) Basement: 260 sq ft (24.19 sq m) Total: 723 sq ft (67.21 sq m)
25 Waterloo Street	GF: 719 sq ft (66.79 sq m) Basement: 430 sq ft (39.96 sq m) Total: 1,149 sq ft (106.75 sq m)
27 Waterloo Street	GF: 680 sq ft (63.14 sq m) Basement: 717 sq ft (66.63 sq m) Total: 1,397 sq ft (129.77 sq m)
	Size (GIA)
Flat 2 (over two floors)	4 bed - 734 sq ft (68.18 sq m)
Flat 4	3 bed - 771 sq ft (71.58 sq m)
Flat 7	1 bed - 485 sq ft (45.03 sq m)
Total	8,043 sq ft (747.19 sq m)



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Services

We understand that mains electricity, water and private drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC

16 Princess Victoria Street – C (60)

18 Princess Victoria Street – C (52)

20 Princess Victoria Street – D (87)

25 Waterloo Street – B (43)

27 Waterloo Street – C (57)

Please contact the agents for details of the EPCs for the flats above.

Money Laundering

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

Legal Fees

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

VAT

VAT is applicable.

Appointed agents

Zach Maiden: M: 07770 442592 E: zmaiden@vickeryholman.com

Charles Harris: M: 07809 199583 E: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens, Exeter EX1 1NP



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BEST BIDS INVITED – 12 noon Thursday 27th March 2025

SUBJECT TO CONTRACT

All bids should be made (by email) to us **no later than 12 noon on Thursday 27th March 2025.**

Your bid **must** be received by us no later than the date and time specified above.

Please send your bid to zmaiden@vickeryholman.com (please cc in charris@vickeryholman.com).

Please include the following in the email subject header:

“Informal Tender enclosed for 16 18 & 20 Princess Victoria St, 25 & 27 Waterloo Street, Clifton Village, Bristol, City of Bristol, BS8 4BP.”

Your offer should include the following information:

- 1) Full name, address and contact details of the intended purchaser.
- 2) Price you are offering.
- 3) Name, address and contact information of your solicitor including the individual who would deal with the matter.
- 4) Details of how you intend to finance the purchase and evidence that suitable means are in place to enable you to proceed in the event of your offer being accepted.
- 5) Confirmation of any conditions to be attached to your offer. If your offer is subject to planning permission, then outline details of what you intend to apply for and the associated timescales for each stage.
- 6) Timescales for exchange and completion.
- 7) Photographic ID and proof of address in order for a credit check to be undertaken in accordance with the Money Laundering Regulations 2017 should your bid be successful.

In asking for best and final bids in this manner our client is not obliged to accept the highest or any other offer for the property. Your offer should not be connected in any way to any other offer that may be made for the property and only offers of a non-variable nature will be considered.

Should you have any queries please contact:

ZACH MAIDEN BSc (Hons) MRICS
ASSOCIATE | HEAD OF EXETER AGENCY
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E: zmaiden@vickeryholman.com