

DEVELOPMENT OPPORTUNITY subject to contract

ADJOINING GARAGE SITES, LOWER BRISTOL ROAD, BATH, BA2 3EW

Carter Jonas



SITE FOR SALE

(CURRENTLY LET AND
INCOME PRODUCING)

CIRCA 1.53 ACRES (0.62 ha)

LOCATION

Situated in an area of recent redevelopment, this existing car dealership site adjoins the Lower Bristol Road, just one mile's level walk west of Bath city centre.

Immediately adjoining is Bath's Western Riverside development (Crest Nicholson) on one side; and 'Bath Junction' a 316 unit BTR scheme (Watkin Jones) on the other. Land behind is owned by Bath & North East Somerset Council and is also being brought forward for development. Opposite is the former Bath Press site (City & County) — consented for 250 residential units plus commercial space.

BACKGROUND

The site is currently occupied by Allen Ford and Bath Kia car dealerships with other tenants. All leases expire in 2028. Our clients have submitted a pre-app for a co-living development scheme for 341 studio units, with gym, co-working, residents lounge, cinema etc.

PROPERTY DESCRIPTION

Held under Title numbers AV25291 & ST219599, the land comprises two existing car dealerships.

ACCESS

PLEASE NOTE THE DEALERSHIPS ARE OPERATING BUSINESSES. DO NOT APPROACH STAFF OR GO ON SITE WITHOUT AN APPOINTMENT THROUGH THE AGENTS.

East Elevation



TENANCIES

The property is to be sold subject to the following tenancies:

The Fuller Building - Let to Allen Ford UK limited at a rent of £200,000 per annum until 7 July 2028.

Redbridge House (Whole) - Let to Allen Ford UK Limited at a rent of £100,000 per annum until 7 July 2028.

Redbridge House (2nd and 3rd Floors) - Sub-let to The Kingsmead Motor Company (Seller) at a peppercorn rent until 4 July 2027.

Redbridge House (2nd & 3rd floors) - Let to The Police & Crime Commissioner for Avon & Somerset at a rent of £61,880 per annum until 24 June 2028 but with a tenant break at 31 August 2025 on 6 months' notice.

Redbridge House 1st floor is vacant.

Redbridge House Telcom masts :

1. Let to Telefonica UK Limited at a rent of £8,000 per annum on a lease outside the 1954 Landlord & Tenant Act which expired 23/10/2020. Rent has been paid and received subsequently.
2. Let to Arqiva Limited at a rent of £9,062.72 per annum until 7 October 2027.

Total Income Currently £378,942.72 per annum.

VIEWINGS

Please arrange through the sole agents as below.

Please do not go on site without an appointment.

PLANNING POSITION & DISPOSAL PROCESS

A pre-application has been submitted for demolition of the existing buildings and erection of a co-living development of 341 studio units ranging from 20 sq.m to 31 sq.m together with a resident lounge with private dining rooms, Co-working space, gym, wellness studio, cinema room, laundry on the ground floor, shared lounge/kitchens on the upper floors, and a roof terrace at fourth floor level. There are also cycle store, bin store and plant rooms, together with 4 building cores.

A response from Bath & North East Somerset Council will be posted on the Data Room when it is received — expected in September 2024 following which, offers will be considered either subject only to contract or subject to planning.

Access to the Data Room can be arranged on request to the agents.

Freehold offers will be invited for the land (2x parcels — one price), subject to contact, once the Pre-app response has been supplied.

VAT will be charged on the sales.

FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean

Parking to rear (foreground) and adjoining site (Western Riverside) to be developed by B&NES.



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City & County site for development (foreground), the site, and Western Riverside development at the rear.



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The Site.

