

INVESTMENT / DEVELOPMENT OPPORTUNITY—FOR SALE

22a Griffin Road, Clevedon, BS21 6HH



- Investment / development opportunity for sale
- Freehold interest with guide price of £450,000
- Gross Internal Area of 5,500 sq ft on a site of approximately 0.19 acres
- Current rental income of £32,900 with scope to increase the rent
- Planning consent granted for 11 residential units (studios and flats)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Clevedon is within the jurisdiction of North Somerset, approximately 10.8 miles to the west of Bristol, 12.3 miles to the south-east of Newport and 14.4 miles to the east of Cardiff. The area has good road communications with J20 of the M5 located approximately 850 metres to the west. The property is approximately 3.2 miles north of Yatton railway station. Yatton railway station connects to Bristol with a travel time of approximately 44 mins, Newport with a travel time of approximately 1 hour 2 mins and Cardiff with a travel time of approximately 1 hour 18 mins .

DESCRIPTION

A fantastic opportunity to acquire a multi let commercial office / industrial building in Clevedon. The property is fully let and income producing, and the property also provides for an excellent development opportunity given that planning consent has already been granted for a change of use to residential.

The property comprises a light industrial building with a modern part to the front and an older Victorian part to the rear. As existing, the property has three commercial tenants occupying the building for light industrial and office and consulting room uses. The building is generally arranged over ground and first floors. The property sits on a site of approximately 0.185 acres and we note the building has a gross internal area of approximately 5,500 sq ft. Planning consent has been granted for 11 small residential units (studios and flats) via Permitted Development Rights.

BUSINESS RATES

As per the VOA, the property has the following assessment:-

Unit 1 22a, Griffin Road, Clevedon BS21 6HH	£11,000.00	Workshop and premises	124.08
Unit 2 At 22a, Griffin Road, Clevedon BS21 6HH	£21,250.00	Workshop and premises	296.45
Unit 3 At 22a, Griffin Road, Clevedon BS21 6HH	£9,800.00	Workshop and premises	91.18

PLANNING

We have assumed the property benefits from planning consent for the existing commercial, industrial and office use . Prior approval for the conversion of the existing commercial business and service building into 11 NO.one bed and studio apartments with Associated access and parking was grated on 23rd September 2024.

TENURE

Freehold interest subject to 3 existing occupational leases.

Unit 1, 22a Griffin Road—a lease for a term of 5 years from October 2022 at an annual rent of £9,900pax.

Unit 2, 22A Griffin Road, Clevedon, BS21 6HH—a lease for a term of 5 years from October 2022 at an annual rent of £17,000pax.

First Floor Offices, 22A Griffin Road, Clevedon, BS21 6HH - a lease for a term of 3 years at an annual rental of £6,000 pax.

EPC

Unit 1, Sud Building, 22a Griffin Road, Clevedon, BS21 6HH	66	C (Amber)
Unit 2, Sud Building, 22a Griffin Road, Clevedon, BS21 6HH	110	E (Amber)
Unit 3, 22a Griffin Road, Clevedon, BS21 6HH	93	D (Amber)

PRICE

The guide price is £450,000, excusive.

VAT

We understand he property is not elected for VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: Tom@burstoncook.co.uk

SUBJECT TO CONTRACT

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



**BURSTON
COOK**

0117 934 9977

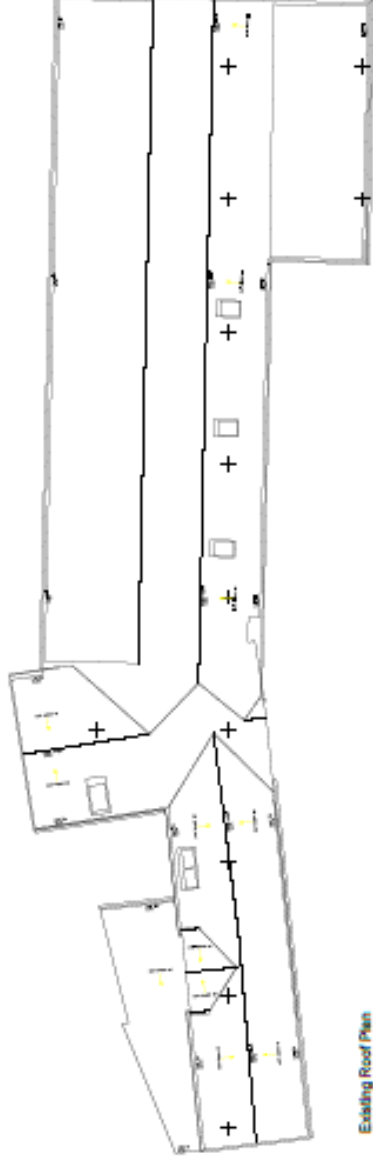




Existing Ground Floor Plan



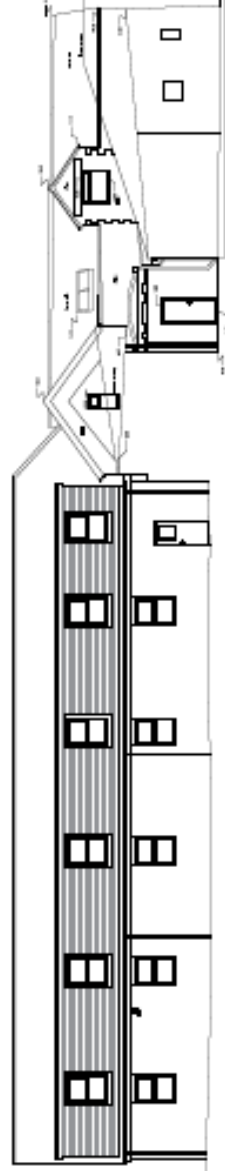
Existing First Floor Plan



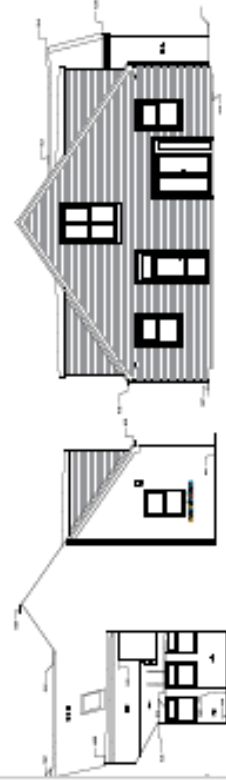
Existing Roof Plan



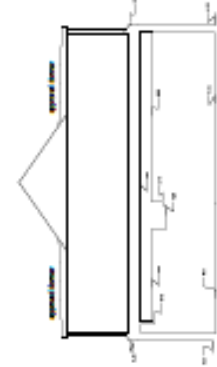
Existing Side Elevation (south)



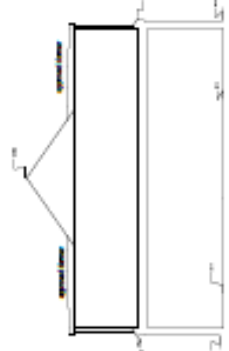
Existing Side Elevation (north)



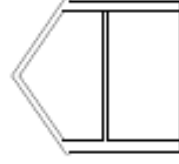
Existing Rear Elevation (east)



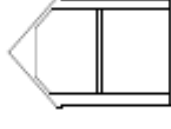
Existing Section 1



Existing Section 2



Existing Section 3



Existing Section 4



Existing Section 5

Existing Front Elevation (west)

Existing Rear Elevation (east)



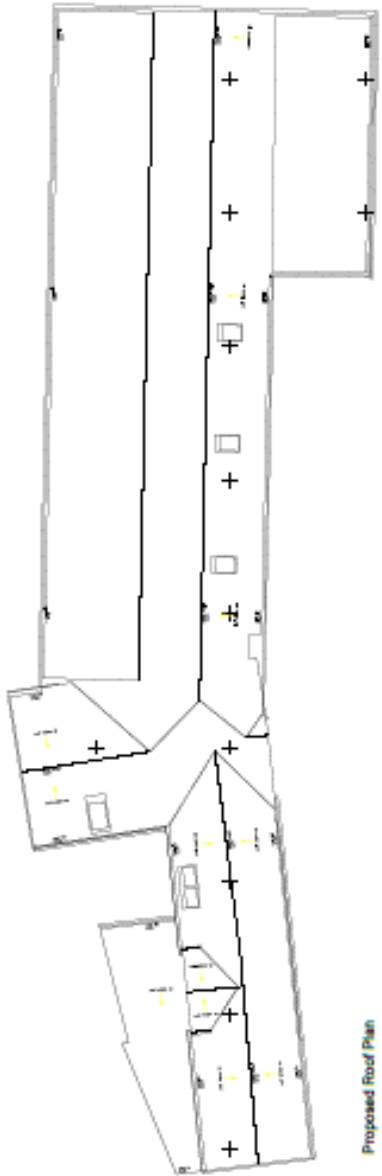
David Cahill Architect 1011/1012 Van Ness Blvd San Francisco, CA 94109 Tel: 415.774.1000 Fax: 415.774.1001 www.davidcahill.com	SUD Building 22A South Base Corridor Existing Plans and Elevations 2018.08.10 5038/1008
--	--



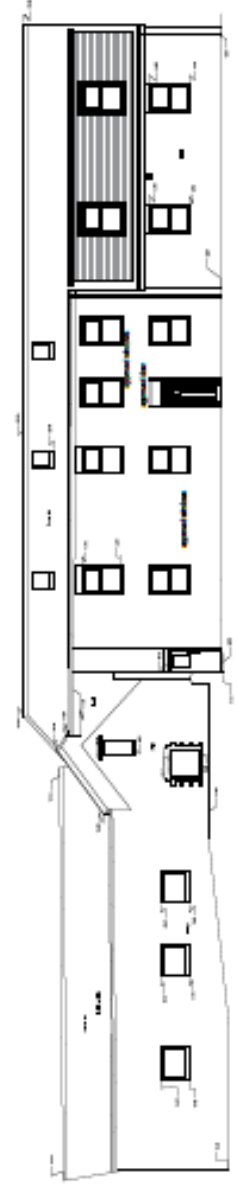
Proposed Ground Floor Plan



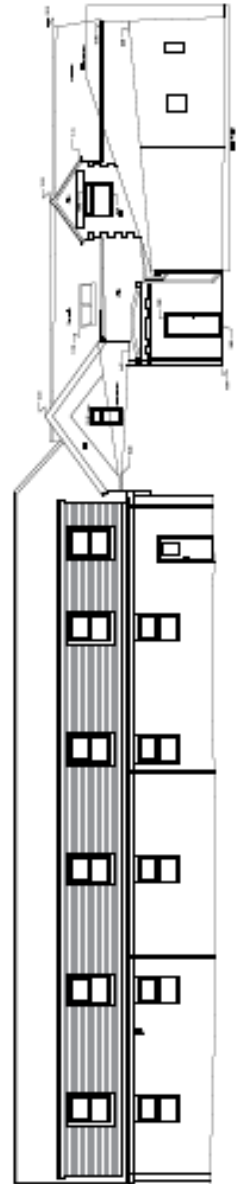
Proposed First Floor Plan



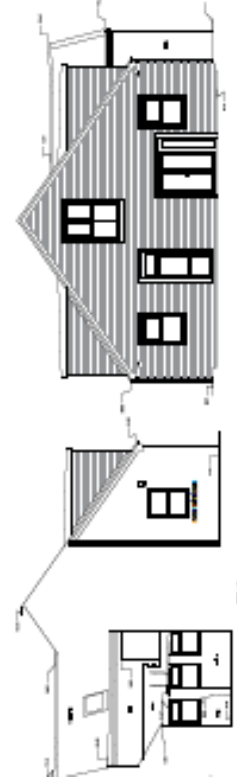
Proposed Roof Plan



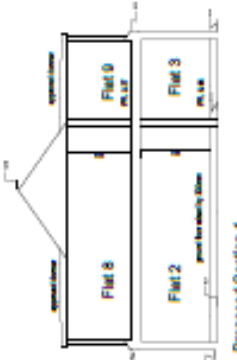
Proposed Side Elevation (south)



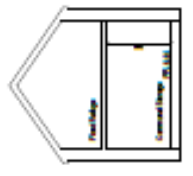
Proposed Side Elevation (north)



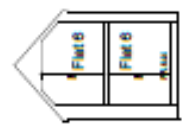
Proposed Rear Elevation (east)



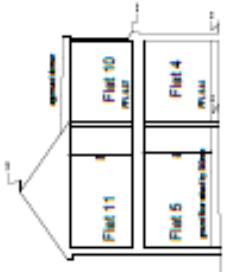
Proposed Front Elevation (west)



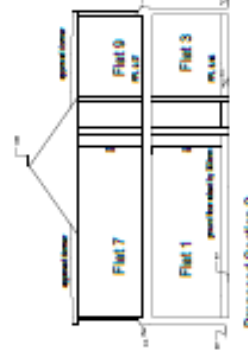
Proposed Section 5



Proposed Section 4



Proposed Section 3



Proposed Section 2



David Cahill Chartered Architect 100, The Quadrant, London, SE1 1TL Tel: 020 7403 3333 Email: david.cahill@dcarchitects.co.uk	
David Cahill Chartered Architect 100, The Quadrant, London, SE1 1TL Tel: 020 7403 3333 Email: david.cahill@dcarchitects.co.uk	
David Cahill Chartered Architect 100, The Quadrant, London, SE1 1TL Tel: 020 7403 3333 Email: david.cahill@dcarchitects.co.uk	

■ Double-symmetric room with mechanical ventilation with filter of area. Ultra gap and beam
 X Double-symmetric glazing consisting of units with visible voids