2–10 Jacob's Wells Rd
107–141 St George's Rd

Unique opportunity to acquire an unbroken
Retail & Residential Investment

Hartnell Taylor Cook

Bristol City Council

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Investment Summary

£93,275 per annum rental income

Central Bristol location, virtually opposite Bristol Harbourside

Numerous **value add opportunities**

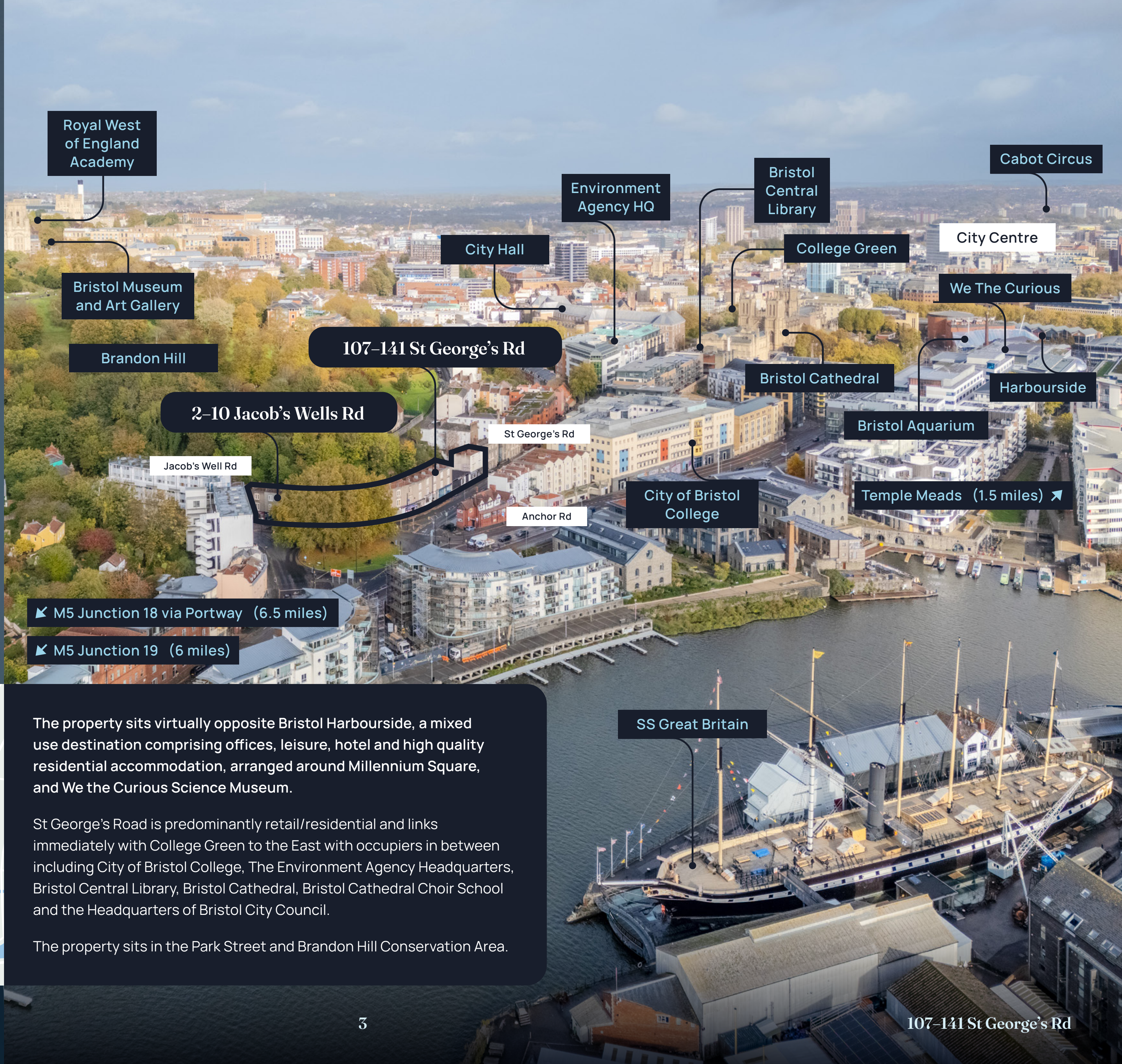
Terrace comprising **21 individual assets** extending to at least **20,038 sq ft** NIA in total

First time in market for over **100 years**

Location

Hotwells is a predominantly residential neighbourhood situated directly to the north of the floating harbour just one mile West of Bristol City Centre. It sits below the affluent suburb of Clifton and has immediate links to South Bristol (Brunel Way), Junction 18 of the M5 motorway (The Portway) and the City Centre/ M32 via Anchor Road (A38).

The property occupies a prominent position at the bottom of Jacob's Wells Road, at its junction with Hotwell Road, providing access to the leisure and retail facilities located on Queens Road, including the Bristol Museum and Art Gallery, Royal West of England Academy, in addition to numerous local and national retailers, bars and restaurants.



The property sits virtually opposite Bristol Harbourside, a mixed use destination comprising offices, leisure, hotel and high quality residential accommodation, arranged around Millennium Square, and We the Curious Science Museum.

St George's Road is predominantly retail/residential and links immediately with College Green to the East with occupiers in between including City of Bristol College, The Environment Agency Headquarters, Bristol Central Library, Bristol Cathedral, Bristol Cathedral Choir School and the Headquarters of Bristol City Council.

The property sits in the Park Street and Brandon Hill Conservation Area.

Description

The property comprises an unbroken terrace of properties constructed in early 20th Century, arranged predominantly over ground and two upper floors, with 129–131 St George's Road including a third floor.

The premises are of traditional masonry construction arranged under hipped roofs with a parapet above the front elevation and party walls

Elevations are solid wall construction with pebbledash rendered finish to front elevations and smooth cast rendered finish to the rear

The buildings have small yard areas to the rear, backing onto Brandon Hill

141 St George's Road includes basement and 111–115 St George's Road is single storey only of frame construction

The properties are in varying states of repair, decoration and condition

Accommodation

The property comprises an unbroken parade of 21 properties including two public houses, generally arranged as retail on the ground floor, with offices/residential above extending to at least 20,038 sq ft in total.

Upper parts are either self contained/separately accessed, or accessed internally. The property includes a number of vacant units, two properties are let on long leases expiring in 2124, and 111–115 St George's Road is let on a lease expiring in 2038.

An area schedule is available upon request.

Tenancies

The property is let on 10 occupational leases, two long leases and one 75 year lease expiring in 2038. The properties produce a net income of £93,275 per annum.

The property includes 7 vacant units. All leases are on internal repairing and insuring terms, with the landlord responsible for external repairs. The leases have 1954 Landlord and Tenant Act protection.

A tenancy schedule is available upon request.

Asset Management Opportunities

- Let / refurbish / sell off vacant elements
- Convert upper parts to residential where appropriate
- Break up opportunity
- 111–115 St George's Road offers redevelopment opportunities
- Drive retail rents
- Sell off freeholds to long leaseholders

Comparables

In terms of residential, Rightmove report that the majority of properties sold in Hotwells during the year were flats, **selling for an average price of £427,529**. 131 St George's Road is available for sale. It comprises a four bedroom maisonette including a vacant ground floor retail unit. The whole property **extends to 1,500 Sq Ft**. The 86 year leasehold interest is currently **available for sale at £500,000, £333 psf**.

Other mixed use vacant commercial premises and residential buildings in and around the location have either been sold or are under offer/available to buy, these include:

122 St George's Road

1,274 Sq Ft arranged on lower ground, ground and 2 bed maisonette on upper two floors. Sold in Q4 2024 for **£325,000, £255 psf.**

124 St George's Road

1,229 Sq Ft commercial property arranged over lower ground, ground and two self contained upper floors. Sold vacant for **£320,000** in Feb 2025 – **£260 psf**.

126 St George's Road

1,595 Sq Ft office building (Class E) arranged over lower ground, ground and two separately accessed upper floors. Sold in Q1 2025 for **£385,000, £241 psf**.

128 St George's Road

Refurbished listed office building including 3 parking spaces, extending to 2,504 Sq Ft over ground and first floor. Available at **£700,000, £280 psf**.

161 Hotwell Road

653 Sq Ft arranged over ground and lower ground floor. Long leasehold available at **£229,000**, circa **£350 psf**.

Comparables

Residential Lettings

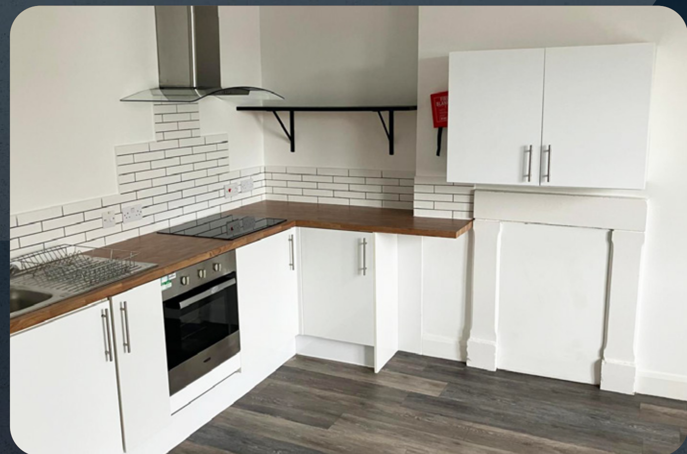
A number of the residential elements of the property have previously been sub-let on Assured Shorthold Tenancies. These include:

137 St George's Road

A two bedroom flat let at £13,200 per annum.

117–119 St George's Road

A three and four bedroom flat were let to students and produced £47,000 per annum.



Further information

EPC
Available upon request.

Data Site
Access available upon request.

VAT
The property has not been elected for VAT.

Contact

For all enquiries please contact:

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Proposal

We are instructed to seek offers in excess of **£2.2 million** (two million, two hundred thousand pounds only) exclusive of VAT, for the freehold interest in the entire parade, representing a capital value of £109 psf.

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