



Draft Marketing Report

For:

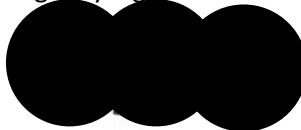
357 Filton Avenue,
Horfield
Bristol
BS7 0BD

Prepared 7th March 2022 by:

Toby Fisher MRCIS
Maggs & Allen



Digitally Signed:



Prepared on behalf of:

Nicholas Morley Architects Limited

Contents:

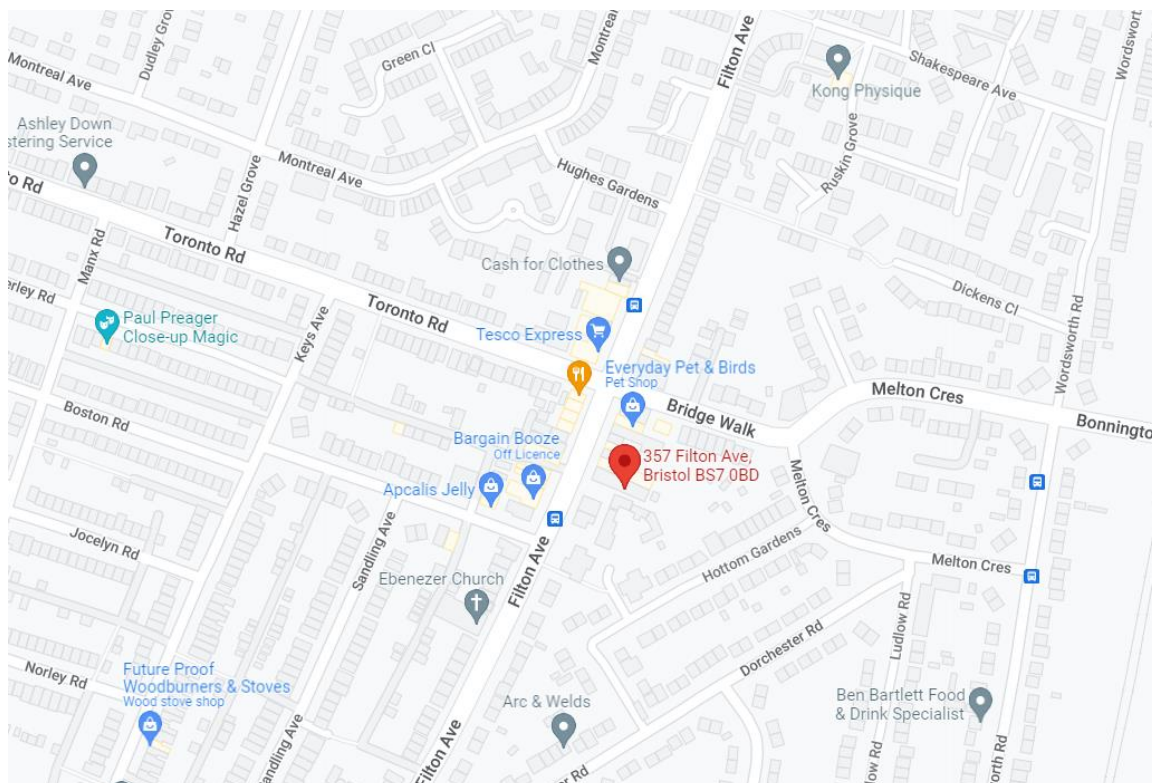
1. Introduction
2. Location
3. Description of property
4. Market Commentary
 - a) History and Summary
 - b) Marketing
5. Interest Received
6. Conclusion
7. Photographs

1. Introduction

We have been instructed to provide a marketing report in respect 357 Filton Avenue, Horfield, Bristol.

2. Location

The property is situated in a tertiary trading position on Filton Avenue, at the end of a mixed rank of shops. Neighbouring occupiers are predominantly local covenants.



3. Description of property

An extended, end of terrace property arranged as a ground floor office with large rear single storey offices, part first floor office and garage. In total, approximately 3,160 sq ft.

In addition, there is a first floor self-contained 1 bedroom flat.

4. Market Commentary

a) History and Summary

The previous owner of the property instructed us to market the building both for sale with vacant possession and the commercial parts to let.

Marketing commenced on the 2nd June 2020 and the marketing particulars were made live and uploaded to the various property portals.

b) Marketing

The client accepted our marketing advice, and the property was advertised for sale at £375,000, and the commercial parts were offered to let on an effectively fully repairing and insuring basis, at a quoting rent of £20,000pa.

During the period of marketing the property was uploaded to various property portals i.e Zoopla Commercial, to our website, details circulated to our extensive mailing list and a bespoke 5'x4' commercial For Sale/To Let vee board was erected on site.

5. Interest Received

During the period of marketing 11 viewings were conducted for the freehold opportunity, and 1 further viewing was conducted for the rental opportunity.

The majority of the interest received was with a view to redevelop the property.

A sale was agreed and completed on the 24th March 2021.

6. Conclusion

The premises provide very large office accommodation but lacks off street parking.

There is currently a surplus of out-of-town office availability, and it is therefore unsurprising that the majority of the interest received was with a view to redevelop.

As an example of the current availability, we were until recently marketing offices at Northumbria Drive, Henleaze which provided 1,320 sq ft and benefited from allocated parking. This was available for approximately 8 months with limited demand. The client has now been withdrawn the property from the market given the lack of interest.

We are also marketing better quality office accommodation to let at Orion House, Woodlands Way, Bradley Stoke in an established office park which has received limited interest.

The subject premises is situated at the end of the High Street where we consider there to be limited demand for such a large commercial demise.

We would therefore suggest that the accommodation may be better utilised as residential accommodation.

7. Photographs



Shop



Rear Office



Aerial



Rear Offices