



## 9-10 King Street, Bristol, BS1 4EQ

Rare freehold development  
opportunity for block of 5  
flats in the heart of Bristol!

Guide Price:£ 1,000,000  
with vacant possession



In Bristol's historic center, enjoy a blend of heritage and modern vibrancy with lively pubs, cultural landmarks, green spaces, and excellent transport links

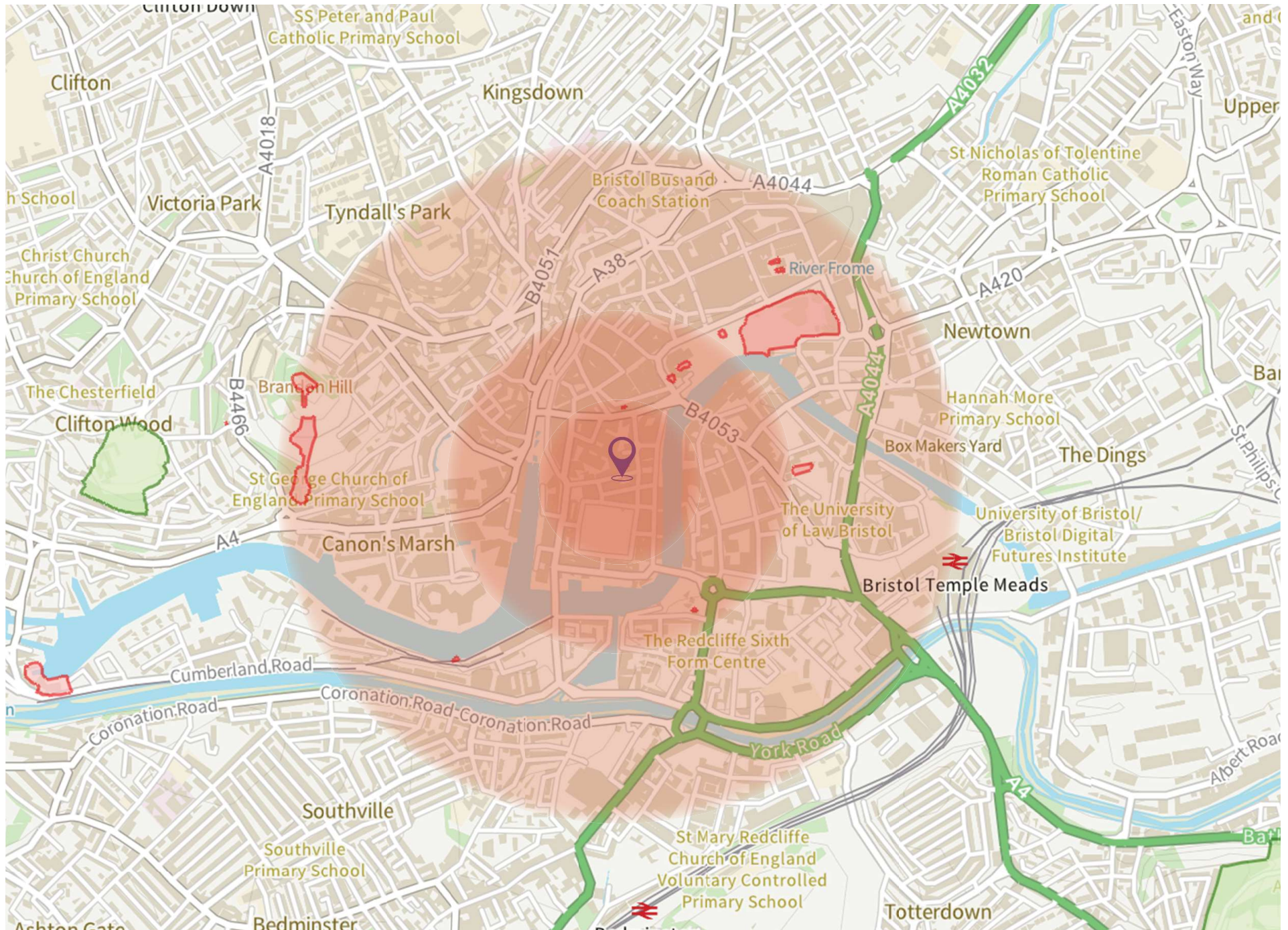
# The Neighbourhood



- The location benefits from good access to public transport including a short walk to Bristol Temple Meads railway station and is in close proximity to major bus routes.
- The immediate surrounding area includes the Old Vic Theatre located directly opposite and other food, beverage and night-time sector outlets.
- With scenic Queen Square and the charming Harborside nearby, there's no shortage of green spaces and waterfront views.
- The perfect mix of historic charm and contemporary amenities, this location is an exceptional choice for both living and investment.
- Convenient transport links, including local bus stops and Bristol Temple Meads railway station, ensure seamless connectivity throughout the city and beyond.



Essential Proximity: Public Transport, Schools, Parks, Healthcare, Railway station etc.





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### **Historic & Vibrant Location:**

King Street is one of Bristol's iconic streets, blending historic charm with a lively atmosphere. Known for its Georgian architecture and rich cultural heritage, it's a prime location for anyone looking for the unique character Bristol offers.

### **Key Attractions & Cultural Landmarks:**

**Theatre and Arts:** Just steps away from renowned institutions like the Bristol Old Vic Theatre and various art galleries.

**Harbourside Area:** A short walk from Bristol's Harbourside, offering waterfront dining, entertainment, and scenic spots.

### **Dining & Nightlife:**

King Street is celebrated for its diverse array of pubs, restaurants, and cafes, providing everything from artisan coffee shops to vibrant nightlife. Famous spots like The Apple and Small Bar give residents an authentic Bristol experience right outside their door.

### **Accessibility & Transport Links:**

**Excellent Connectivity:** Within easy reach of Temple Meads train station, with regular trains to London and other major cities.

**Local Transport:** Multiple bus routes and cycle-friendly paths make commuting straightforward, with direct access to central Bristol and beyond.

### **Education & Work Proximity:**

Ideal for students or professionals, with the University of Bristol and numerous office hubs nearby, making King Street a sought-after address for a balanced live-work lifestyle.

### **Modern Living in a Historic Setting:**

The area is a unique blend of the old and new, with modern amenities set within a historic backdrop, offering residents a chance to enjoy both worlds.

# About the Property



Existing Office Spaces

## PROPOSED ACCOMODATION

The internal area are as follows

|              |               |                 |
|--------------|---------------|-----------------|
| Flat 1       | 62SqM         | 667SqFt         |
| Flat 2       | 60SqM         | 645SqFt         |
| Flat 3       | 37SqM         | 398SqFt         |
| Flat 4       | 37SqM         | 398SqFt         |
| Flat 5       | 43SqM         | 452SqFt         |
| <b>Total</b> | <b>238SqM</b> | <b>2561SqFt</b> |

## OPPURTUNITY:

Development opportunity with permitted development consent for conversion into Block of 5 flats (Bristol City Council Planning Ref: 24/02944/COU). This project offers exceptional potential in a prime location, catering to Bristol's growing residential demand.

## DESCRIPTION:

3 storey mid-terraced building with basement for sale with Planning Consent for Conversion to block of 5 flats.

9-10, King street is a historical building over three floors with basement and has scope for loft conversion. The property constructed in the 1910's is of brick construction with pitched tiled roof. Internally, the floors are of open plan benefiting from high ceilings, LED lighting and gas central heating.

To view the property virtually,

Click on the link: <https://my.matterport.com/show/?m=DAoPeRvaYWX>



# Sale/ Rent Comparable



2 Bed flat at BS1 6UQ  
Sold at £ 425,000  
0.48m from property  
Internal area: 743 sqft  
Sold January 2024



1 Bed flat - BS1 6WQ  
Rented at £1,525 pcm  
0.40m from property  
Internal area: 509 sqft



1 Bed flat at BS1 6NN  
Sold at £ 321,000  
0.20m from property  
Internal area: 475 sqft  
Sold January 2024



2 Bed flat at BS1 6JX  
Rented at £2,250 pcm  
0.40m from property  
Internal area: 750 sqft

## PROPERTY

- Planning Consent to Convert to 5 Residential Dwellings Under PD
- Existing use type : E
- Proposed number of units : 5 flats
- 3-Storey with basement
- Tenure: Freehold
- EPC rating: D
- Listed building: No
- Available with vacant possession
- Size: 2561 ft<sup>2</sup> (238 SqM)
- 3 No. 1 Bed flat & 2 no 2 bed maisonette flats

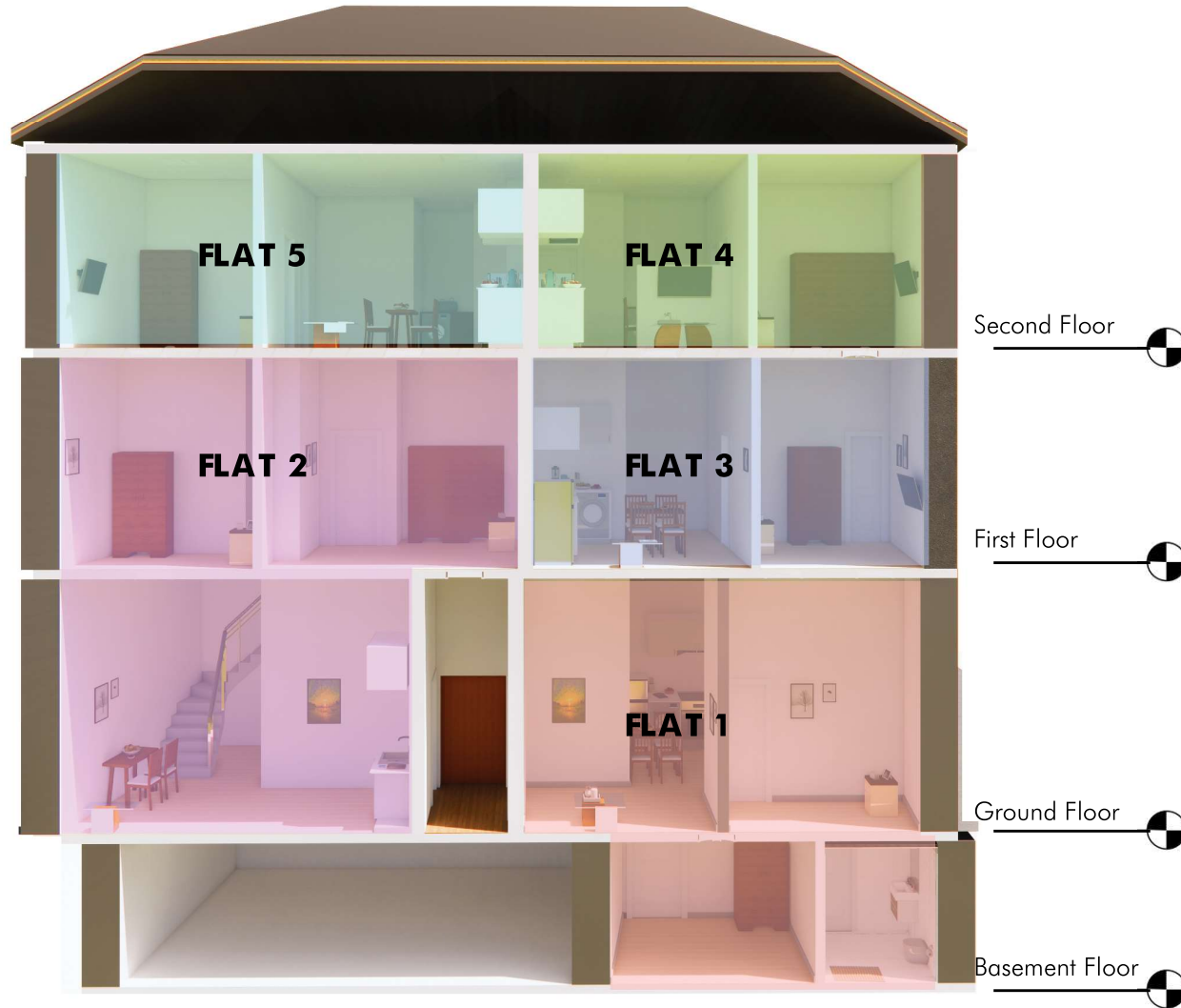
## FINANCIAL

- Guide Price: £ 1,000,000
- GDV: £ 1,900,000
- Gross Annual Rent (ERV) : £ 108,000
- Gross Monthly Rent (ERV) : £ 9,075

## KEY FEATURES

- For Sale with potential for development
- Planning Consent to Convert to 5 Residential Dwellings Under PD
- Application number: 24/02944/COU
- Higher rental demands
- Historic significance
- Excellent public transport links
- Historic architecture
- Nearby educational institutions
- Thriving business environment
- Refuse storage & bike storage area
- High ceilings
- Scope for future expansion STP

# Zoning of flats



## ACCOMODATION

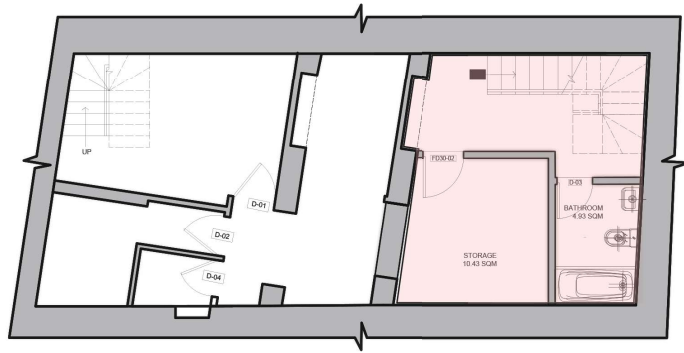
- Flat 1: 62 SqM (2 Bed)
- Flat 2: 60 SqM ( 2 Bed)
- Flat 3: 37 SqM (1 Bed)
- Flat 4: 37 SqM (1Bed)
- Flat 5: 43 SqM (1 Bed)



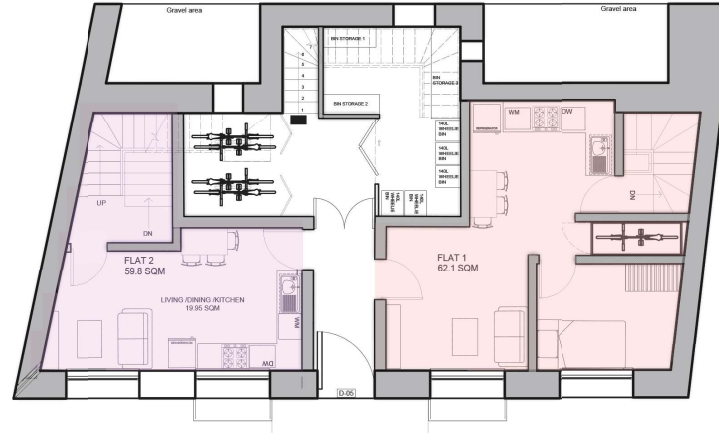
# Approved Floor Plan

## ACCOMODATION

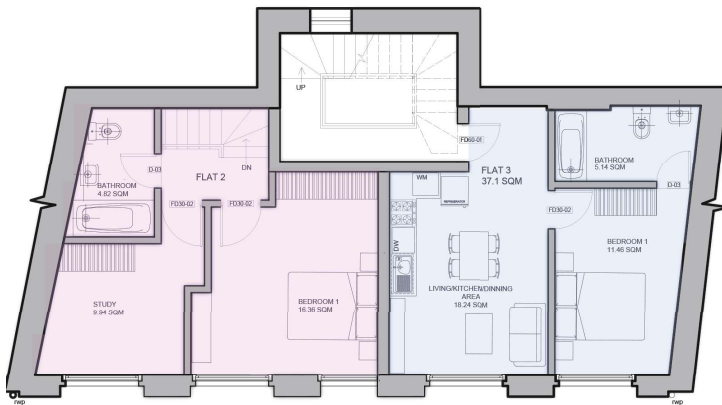
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1 PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1:100



2 PROPOSED GROUND FLOOR PLAN  
SCALE: 1:100



3 PROPOSED FIRST FLOOR PLAN  
SCALE: 1:100



4 PROPOSED SECOND FLOOR PLAN  
SCALE: 1:100

## FLOOR PLAN FLAT 1

- Flat 1: 62 SqM (2 Bed)

### AMENITIES

- Living
  - Bedroom 1
  - Cycle store
  - Kitchen
  - Bedroom 2
  - Bath
- 
- A ground floor duplex 2 Bedroom unit with an open kitchen and a private cycle store.



BASEMENT FLOOR



GROUND FLOOR



## FLOOR PLAN FLAT 2

- Flat 2: 60 SqM ( 2 Bed )

### AMENITIES

- Living
- Bedroom 1
- Bedroom 2
- Bath
- Kitchen

A ground floor entry duplex unit with 2 Bedrooms with an amazing view of the theatre and Public house. The unit has an open floor plan layout and an open kitchen.



GROUND FLOOR



FIRST FLOOR

## FLOOR PLAN FLAT 3

- Flat 3: 37 SqM (1 Bed)

### AMENITIES

- Living
- Bedroom
- Kitchen

A compact and cozy 1 Bedroom apartment with an open plan layout with ample amount of natural lighting and high ceilings.



FIRST FLOOR



## FLOOR PLAN FLAT 4

- Flat 4: 37 SqM (1Bed)

### AMENITIES

- Living
- Bedroom
- Kitchen
- Bath

A cozy 1 Bed apartment with a great view of the city on the top floor with an open plan and open kitchen making the apartment look more spacious.



SECOND FLOOR

## FLOOR PLAN FLAT 5

- Flat 5: 43 SqM (1 Bed)

### AMENITIES

- Living
- Bedroom
- Kitchen
- Bath

A cozy 1 bedroom apartment, with a city view, with an open plan and open kitchen making the space more spacious.



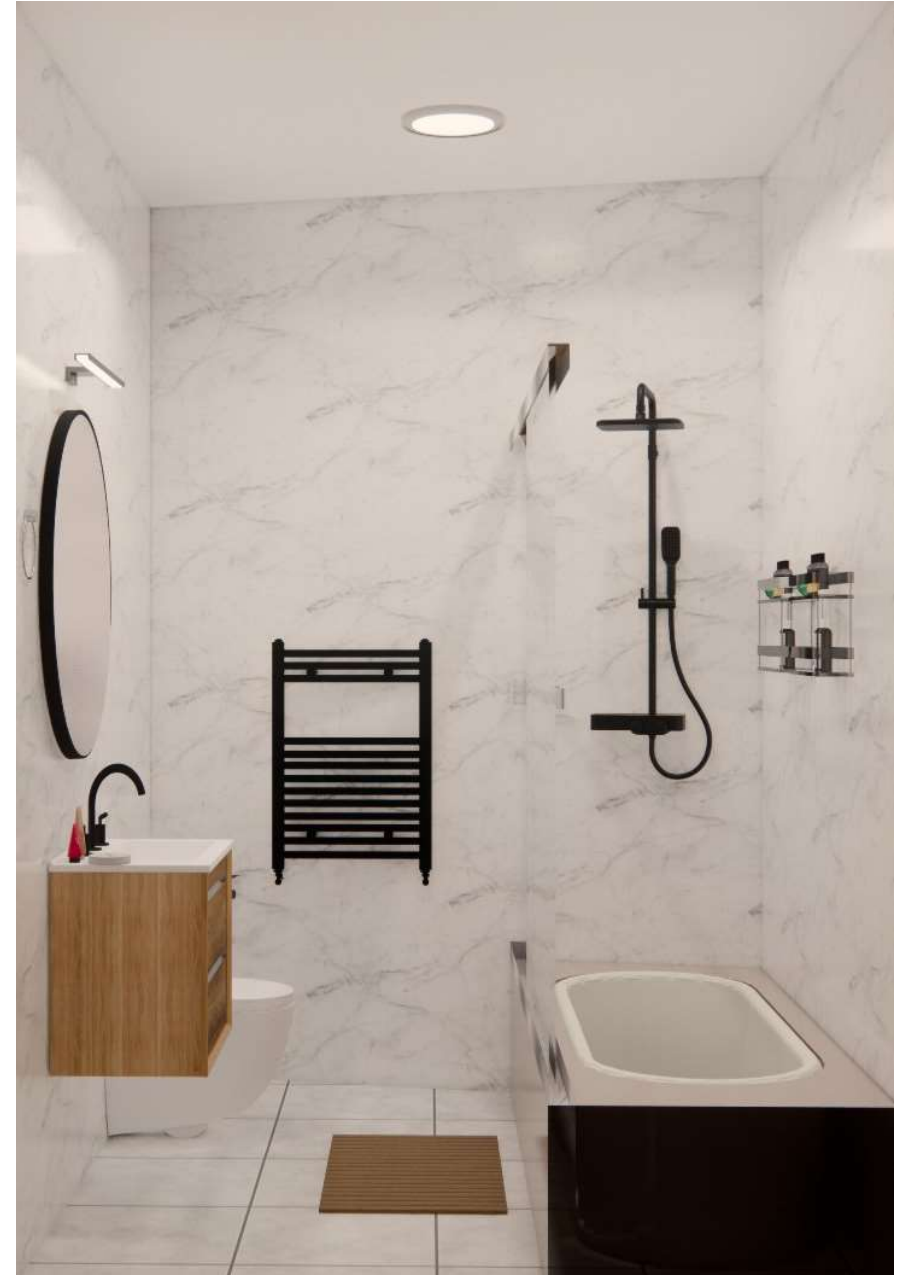
SECOND FLOOR



# Interior Images



# Proposed Flats



**Local Authority**

Bristol Council

**Services**

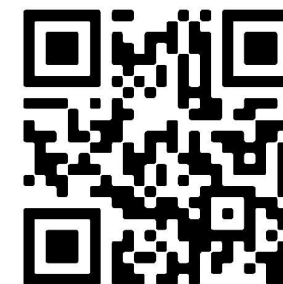
Existing services include water, gas and electricity.

**Guide Price**

Freehold offers invited in the range of £ 1,000,000.

**Money Laundering**

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Scan the QR code  
To view the property virtually,

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