

# Broadwalk Shopping Centre, Knowle, Bristol BS4 2QU

Residential led mixed use development opportunity.

# The opportunity.

**Developer Partner sought for exceptional redevelopment and refurbishment opportunity of an established shopping centre site in centre of Bristol.**

- Planning permission for up to 420 apartments and 124,000 sq ft of retail/leisure/office/community floor-space
- Currently comprises 218,488 sq ft of predominantly retail/leisure space
- Producing a gross income of c£1.3m per annum
- Prominent frontage on the A37 Wells Road and within a ten minute drive of Bristol City Centre
- Residential development scheme comprises four to twelve storeys facing Redcatch Park

**Potential for development of the new build residential scheme in isolation or involvement in the delivery of the whole scheme including refurbishment of the retained commercial elements.**

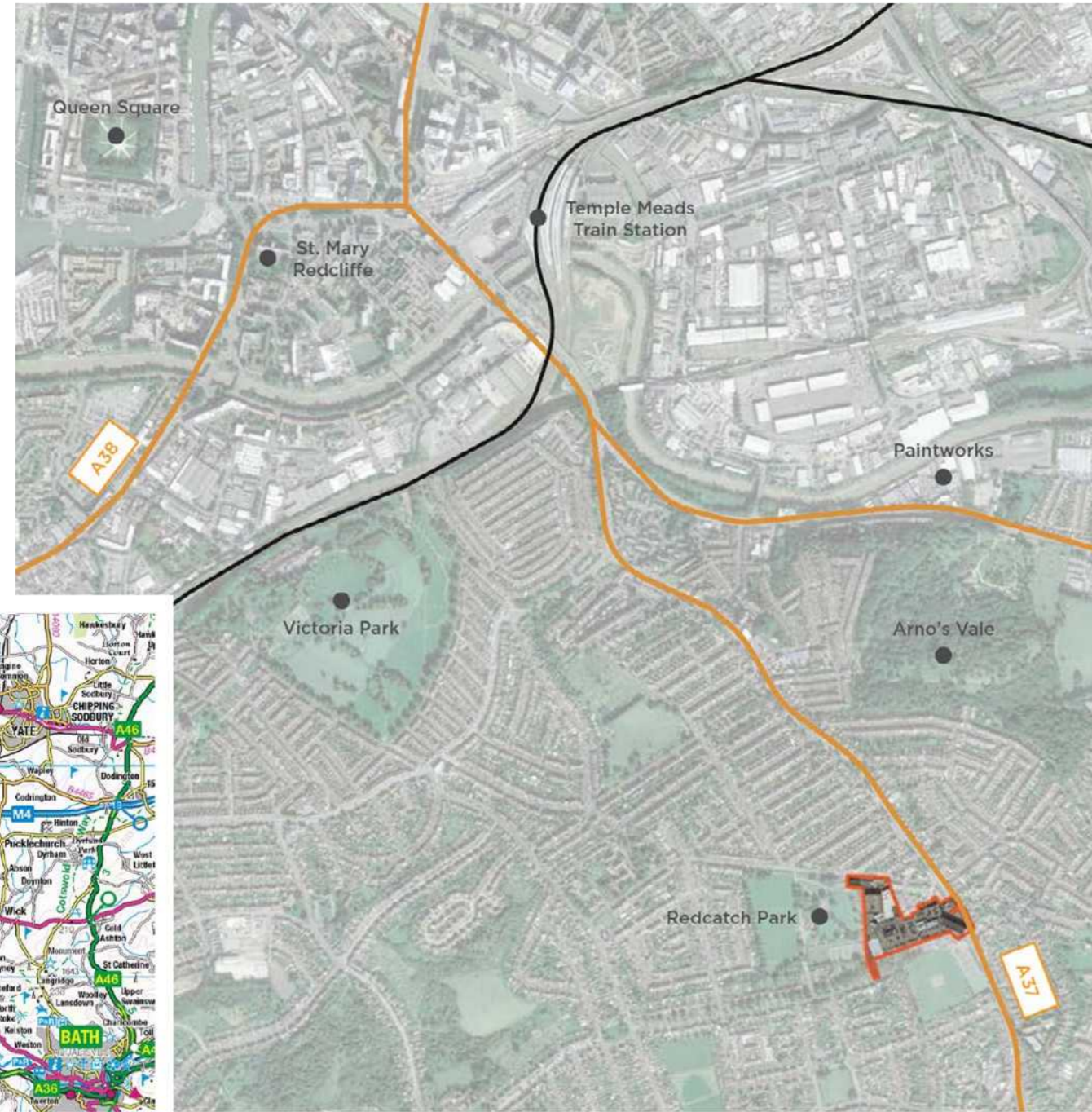


## Location

The site is located in the Knowle area of Bristol, 2 miles to the south east of the city centre. The surrounding area is largely residential in nature.

Broadwalk is well connected to the wider city of Bristol by virtue of the public transportation links and it is an important focus for the community.

The site is a 10 minute car journey from central Bristol. The site is also easily accessible from Bristol Temple Meads train station by a 15 minute bus ride.



## The property

The site extends to 5.27 acres and comprises 218,488 sq ft of retail/ leisure accommodation. The land is currently in a mix of uses but is predominantly in use as the Broadwalk Shopping Centre; a retail centre with over 30 shops, leisure and entertainment uses and food outlets. This is a significant local centre with an established footfall of c2.6m people per annum.

Offices and a public library are located at the South-Eastern extent of the site, at the corner of Broad Walk with Wells Road. A multi-storey car park is located in the Western part of the site and car parking is also provided at roof level above the Shopping Centre.

At the Northern extent of the site there is a former petrol station, situated on Redcatch Road, which is currently in use as a car wash. The former Knowle Library, a single-storey building located adjacent to the car wash on Redcatch Road, is also included within the site area.

The site sits within a mainly residential area and is surrounded on three sides by urban streets. The main building frontage faces Wells Road to the East. The South East corner of the site faces Broad Walk and the Knowle Cricket Club beyond. To the North, the building faces on to Redcatch Road and the residential area around Ryde Road. The Western side of the site faces out onto Redcatch Park.

Vehicular access to the site is gained via Redcatch Road, with egress onto Broad Walk. The main pedestrian entrance to the Shopping Centre is at the corner of Broad Walk and Wells Road. The latter is a main artery into Bristol from the south and has significant vehicular and pedestrian activity.

# Bristol

Bristol is the fifth largest city in the UK and the regional capital of the South West of England. The city has a population of 550,000 and a large surrounding urban zone of 1.6 million residents. Bristol has long been one of the main financial hubs outside of London however the city is rapidly establishing itself as one of the UK's most exciting creative and technology hot spots.

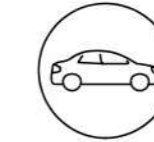
Bristol benefits from two outstanding universities in Bristol University and the University of the West of England. Bristol University is investing £300m in a new city centre campus adjacent to Temple Meads which will provide teaching space for 3,000 students and accommodation for 1,500 under graduates and post graduates.

Bristol has one of the strongest graduate retention rates in the UK creating a young and highly skilled workforce. The city benefits from an employment rate of 77% which is the highest in the UK's core cities and 2.8% higher than the national average. Bristol actively promotes a desirable live / work balance with the advantage of being close to London and within easy reach of the UK's most beautiful coastline.

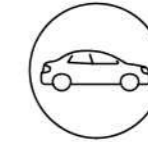


# Connectivity

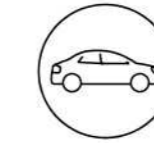
**By car** – Bristol is situated at the intersection of the M4 and M5 motorways providing quick and easy access to the rest of the UK. Access to both motorways is via the M32 which links Bristol's city centre to junction 19 of the M4.



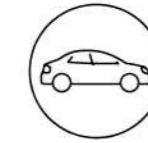
**12 miles**  
Bath



**44 miles**  
Cardiff



**80 miles**  
Exeter



**90 miles**  
Birmingham

**By train** – Bristol has two mainline train stations, Bristol Temple Meads in the city centre and Bristol Parkway serving the North of the city. Temple Meads station is located within 10 minutes of Broadwalk Shopping Centre and provides access to the UK's major cities.



**1 hr 39 minutes**  
London Paddington



**1 hr 23 minutes**  
Birmingham New Street



**52 minutes**  
Cardiff Central

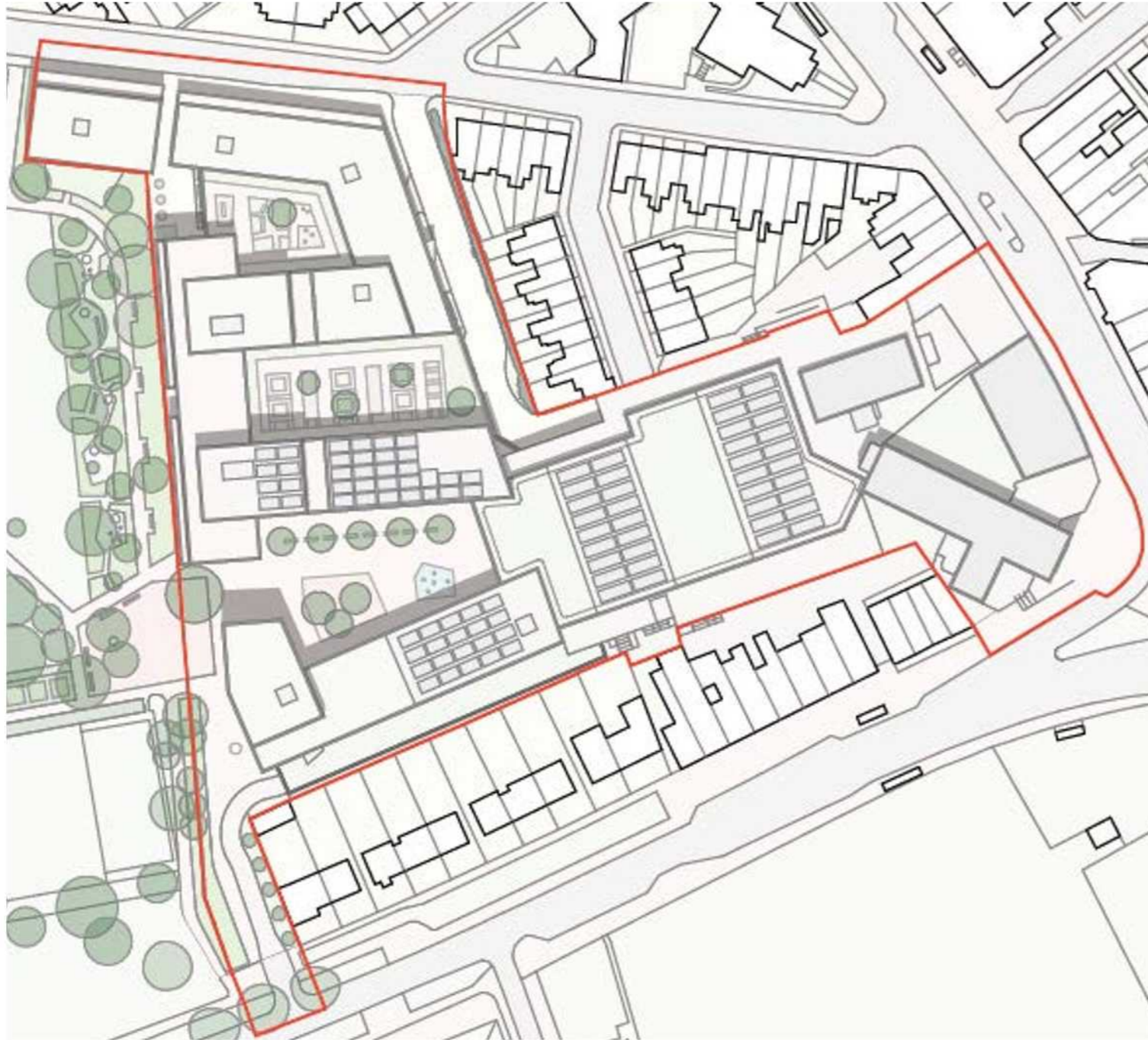


**11 minutes**  
Bath

## Planning

The site benefits from a resolution to grant outline planning permission subject to agreement of the s106 for the refurbishment and redevelopment of the Broadwalk Shopping Centre. This decision was achieved through unanimous committee vote in March 2019 for the following accommodation:

- Up to 420 residential apartments (C3)
- 420 units being 35 from conversion of the existing office, 56 affordable and the balance new build open market
- Up to 11,500 sq m (124,000 sq ft) of retail/leisure/office/community floorspace (use classes: A1-A5/D1/D2/B1) plus ancillary and storage spaces
- Car parking of up to 420 spaces (split between residential and shopping function to be determined)
- Public realm improvements



## Commercial tenancies

Summary information regarding the commercial tenancies within the existing shopping centre site is provided below:

- Existing space comprises 218,488 sq ft of predominantly retail/leisure space
- Producing a gross income of £1,322,249 per annum
- 4 retail units vacant totalling 42,480 sq ft (the majority in unit 17A - 39,177 sq ft)
- 18,863 sq ft of vacant offices
- Landlord's shortfall of £673,963 (rates, service charge, insurance) but opportunity to reduce short term through re-letting vacant space

More detailed tenancy schedules and tenancy information can be made available as required to interested parties. There is an excellent opportunity for future proactive asset management of the existing commercial elements, particularly with the additional footfall from the proposed apartment scheme on site.

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## Scheme proposal



Indicative scheme layout



New build residential scheme outlined in red, retained commercial scheme outlined in blue.



## Further information.

### Data Room

Further information is available via a dedicated extranet site, login details for which can be made available upon request.

### Viewings

The shopping centre is open to the public therefore can be viewed by prospective bidders at their leisure. Access to any staff or back of house areas is strictly by prior appointment through the Vendor's Sole Selling Agent, Knight Frank LLP. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

## Contact.

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