



SW Sanderson
Weatherall

FOR SALE · FREEHOLD

52 Broad Street

Bristol BS1 2EP

Landmark city-centre redevelopment opportunity comprising 7,158 sq ft of accommodation with planning consent for student accommodation on the upper floors.

Investment Highlights

- ▶ Freehold — 52 Broad Street, Bristol, BS1 2EP.
- ▶ Landmark property in the centre of Bristol, offering significant uplift.
- ▶ Planning consent granted for the conversion to provide 4 no. student flats / 23 beds on the upper floors.
- ▶ Prominent retail frontage adjacent to the Bristol Grand Hotel.
- ▶ Existing Gross Internal Area of 7,158 sq ft over basement, ground and four upper floors.

GUIDE PRICE

£1,450,000+

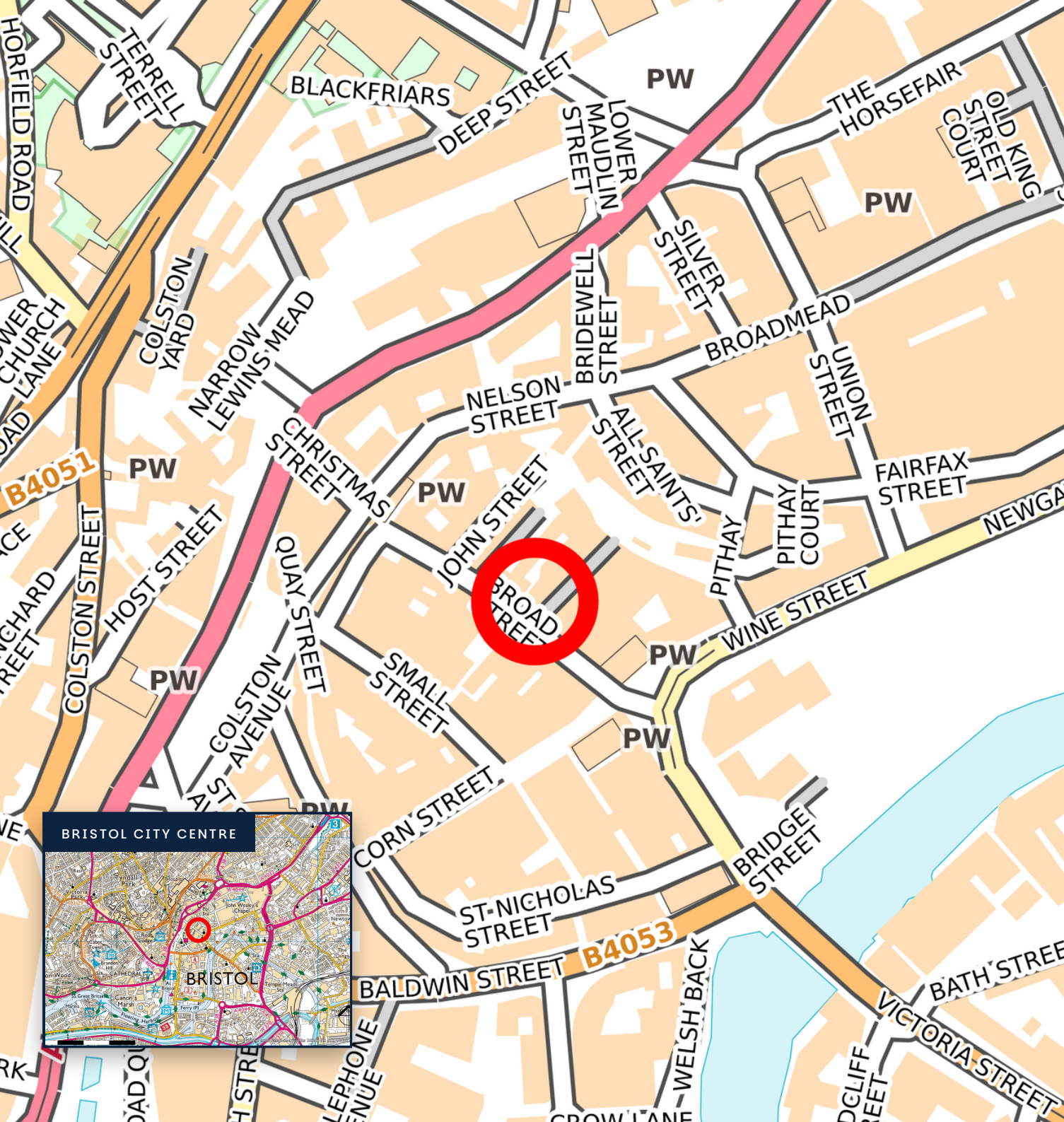
Offers in excess of, subject to contract and exclusive of VAT





52 BROAD STREET · BRISTOL'S OLD CITY

A landmark 1947 period building with prominent retail frontage on one of Bristol's oldest and most characterful streets.



Location & Strategic Context

Positioned within the city's Old City, the building occupies a highly prominent location on one of Bristol's oldest and most characterful streets, surrounded by an exceptional mix of independent retailers, hotels, public houses, restaurants and heritage architecture.

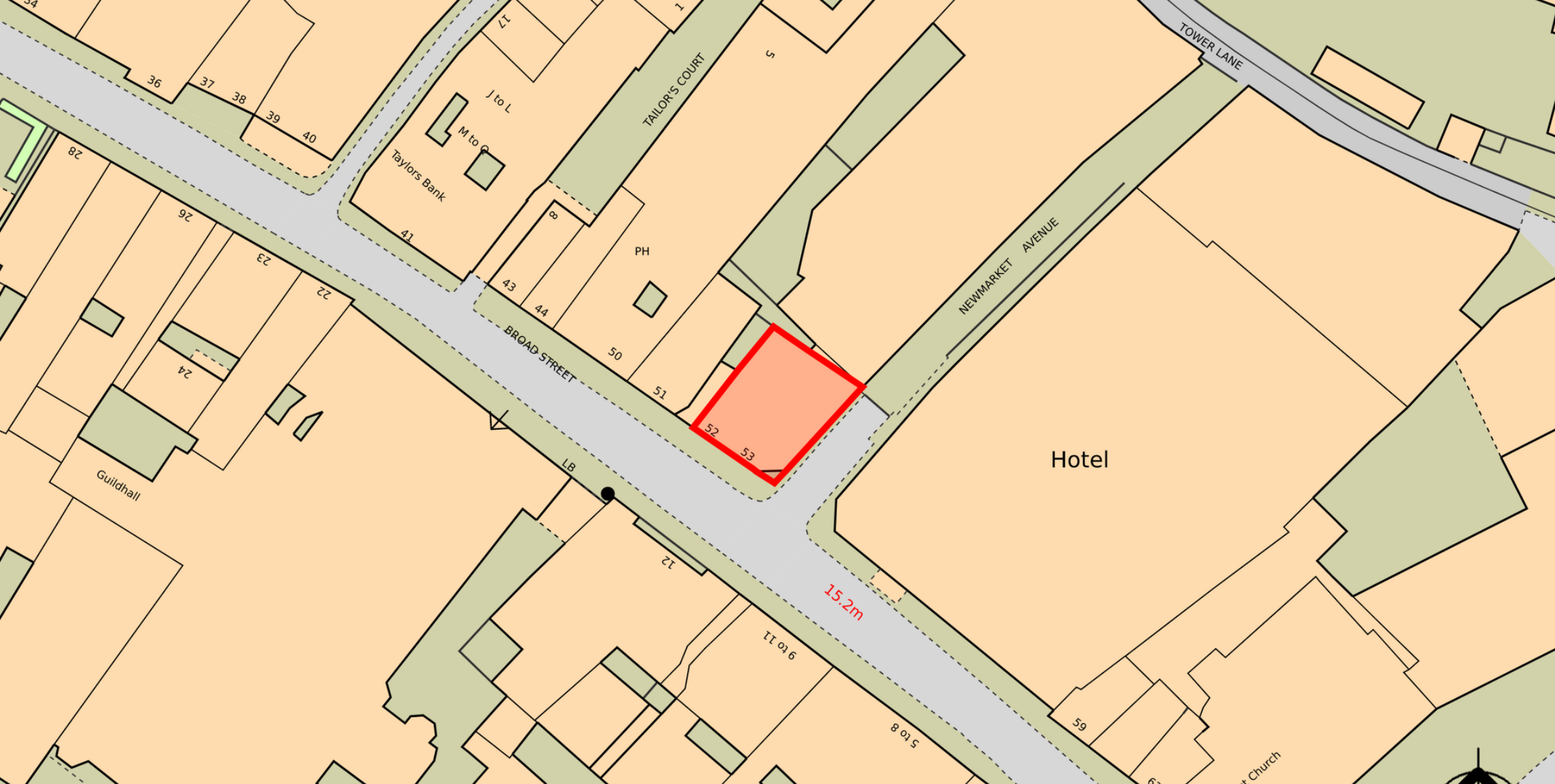
The area benefits from strong pedestrian footfall, excellent transport connectivity and immediate access to Bristol's University campuses, making it one of the city's most sought-after mixed-use addresses.

TEMPLE QUARTER ENTERPRISE CAMPUS

Within 1 mile — approx. a 10-minute walk

OLD CITY

Strong footfall & excellent transport connectivity



The Site

52 Broad Street occupies a prominent corner plot on Broad Street in Bristol's Old City, adjacent to the Bristol Grand Hotel. The freehold site is outlined in red.

Plan for identification purposes only — not to scale. © Crown Copyright and database rights 2026. Ordnance Survey licence AC0000829429.

TENURE

Freehold
Title AV178267

EXISTING GIA

7,158 sq ft
(665 sq m)

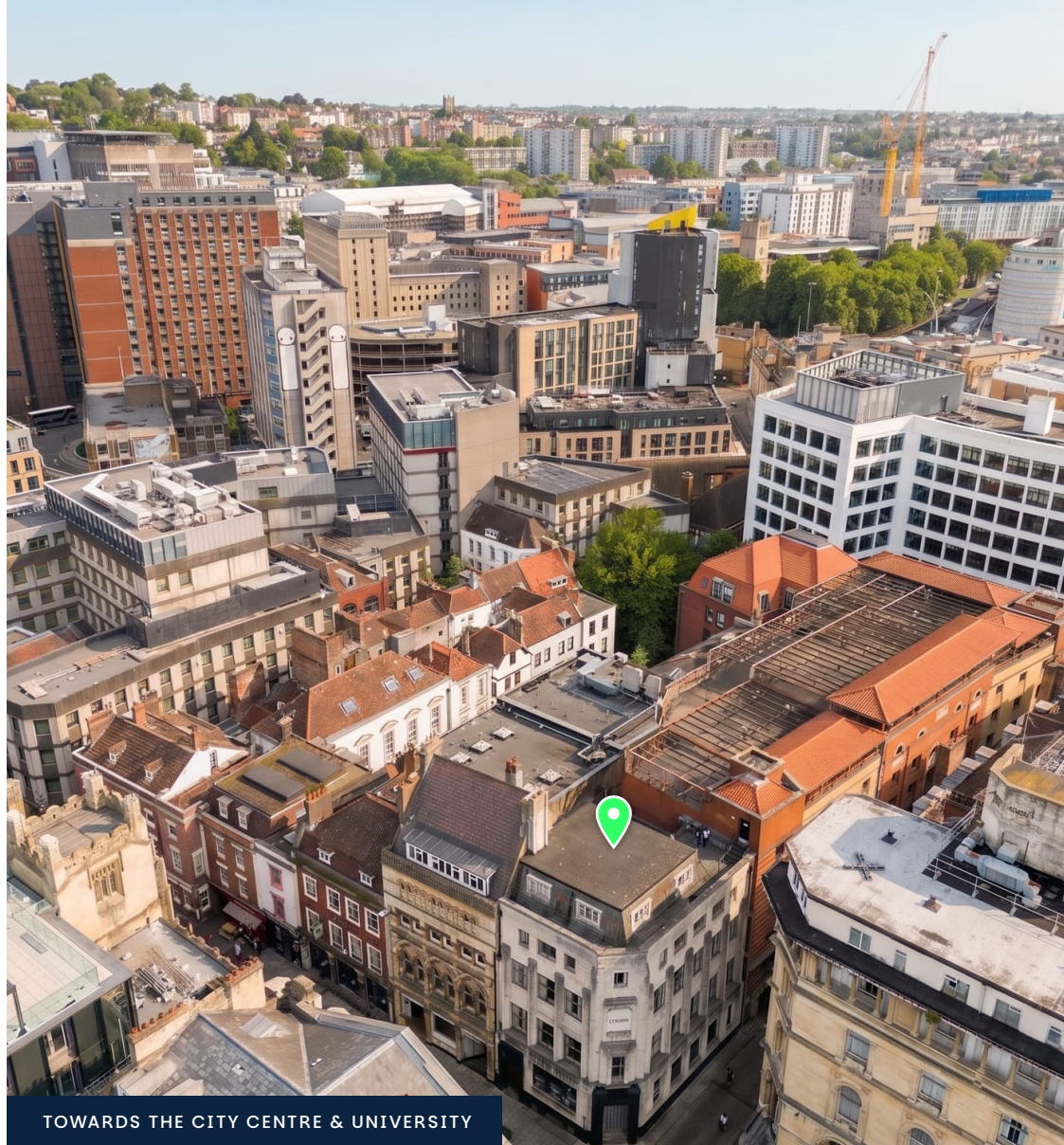
PROPOSED GIA

7,502 sq ft
(697 sq m)

The existing accommodation extends over basement, ground and 4 upper floors. Scaled consented floor plans are available via the planning application link or upon request.



THE OLD CITY & CASTLE PARK



TOWARDS THE CITY CENTRE & UNIVERSITY

THE BUILDING IN CONTEXT

Drone photography places the building within the wider Bristol city centre — surrounded by an exceptional mix of independent retailers, hotels, public houses, restaurants and heritage architecture.



Description

The building was constructed in 1947 on a concrete frame, with internal, non-structural partitioning allowing for a clean refurbishment of the upper floors. The period building offers significant future potential, with flexible accommodation allowing a landmark building to be repurposed.

Recent proposals for residential conversion of the upper floors further highlight the growing demand for well-located city-centre properties and the building's long-term investment appeal. With Bristol continuing to attract major inward investment, a thriving professional sector and a rapidly expanding residential / student population, 52 Broad Street represents an outstanding rare opportunity to secure a prime asset in

Bristol city centre.

Accommodation

Existing GIA — basement, ground & 4 upper floors **7,158 sq ft (665 sq m)**

Proposed GIA — consented scheme **7,502 sq ft (697 sq m)**

Tenure — Freehold, title number AV178267 **EPC E-116**

Energy Performance Certificate — current EPC rating E-116; a copy can be provided on request. Scaled consented floor plans are available via the planning application link or upon request.

Planning & Development Potential

PLANNING PERMISSION · 25/15011/F

Change of use of Class E office use on the first, second, third and fourth floors to use class Sui Generis — 4 no. student accommodation clusters, along with the extension of the fourth floor.

52 Broad Street, Bristol BS1 2EP.

Pegasus Group (Bristol) supported the vendor in respect of the recent mixed-use approval and have confirmed that both the building and permission offer significant flexibility for a future purchaser. Realistic options include:

- ▶ Implementation of the existing mixed-use student / commercial permission
- ▶ A co-living conversion
- ▶ A residential / apartment development
- ▶ A serviced apartment complex (aparthotel)
- ▶ A wide spectrum of commercial uses

The above options are by no means exhaustive. For initial advice contact Colin Virtue, Executive Director, Pegasus Group — colin.virtue@pegasusgroup.co.uk · 01454 625 945.

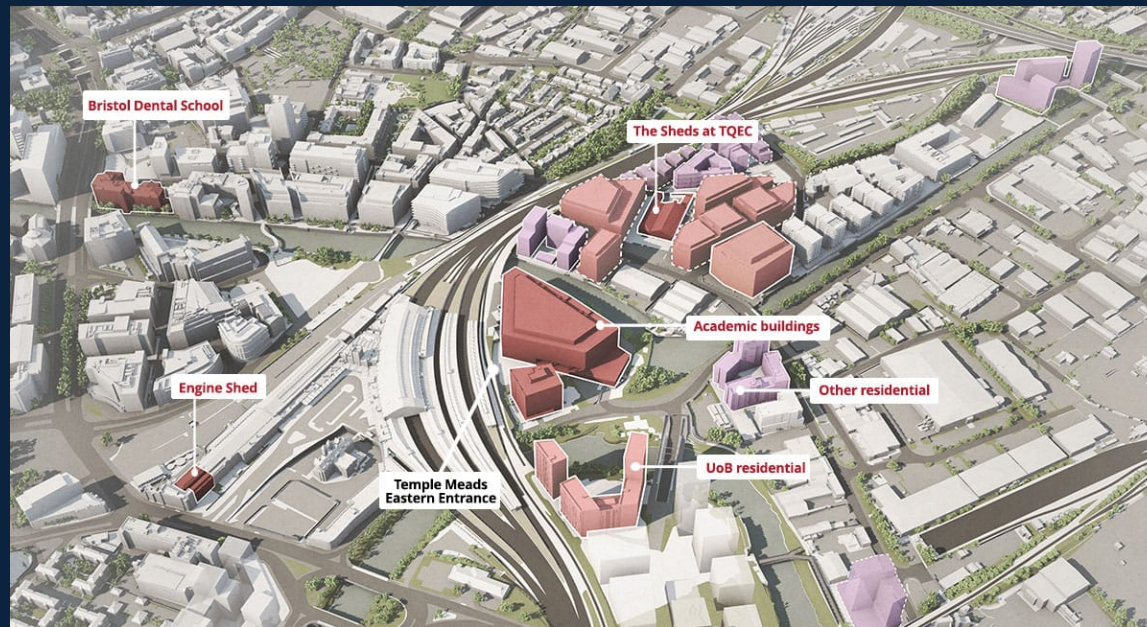


University of Bristol

The University of Bristol is ranked 8th in the UK and 51st in the world (QS World University Rankings 2026), a Russell Group university with 30,660 students as of 2023/24.

Temple Quarter Enterprise Campus I & II is set to deliver around 210,000 sq m of research, lecture and study accommodation, with opening anticipated in September 2026. The campus links the University with the city through sustainable travel, with a new Eastern Entrance at Bristol Temple Meads leading directly to the campus.

The University's expansion from its current Clifton campus connects the wider city to the centre, attracting development and regeneration on brownfield land — the primary driver for the area's regeneration. Broad Street is located within 1 mile of the new campus, approximately a 10-minute walk.



Temple Quarter Enterprise Campus masterplan

Image credit: AHMM

8th

in the UK — QS World University Rankings 2026

51st

in the world — QS World University Rankings 2026

30,660

students as of 2023/24

210,000 sq m

Temple Quarter Campus — opening anticipated September 2026

1 mile

from Broad Street — approx. a 10-minute walk



SW Sanderson Weatherall

Sole Selling Agents
30 Queen Square, Bristol BS1 4ND

Viewings & Further Information

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Terms

We are instructed to seek offers based on a guide price of

£1,450,000

Subject to contract and exclusive of VAT · EPC rating E-116,
copy available on request.

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