

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY
2 POTENTIAL CONVERSION SCHEMES

£500,000 - 8 x Flats
£180,000 - 3 x Flats

(OIEO)



M

THE TRIANGLE CENTRE

Clevedon
Somerset
BS21 6HX

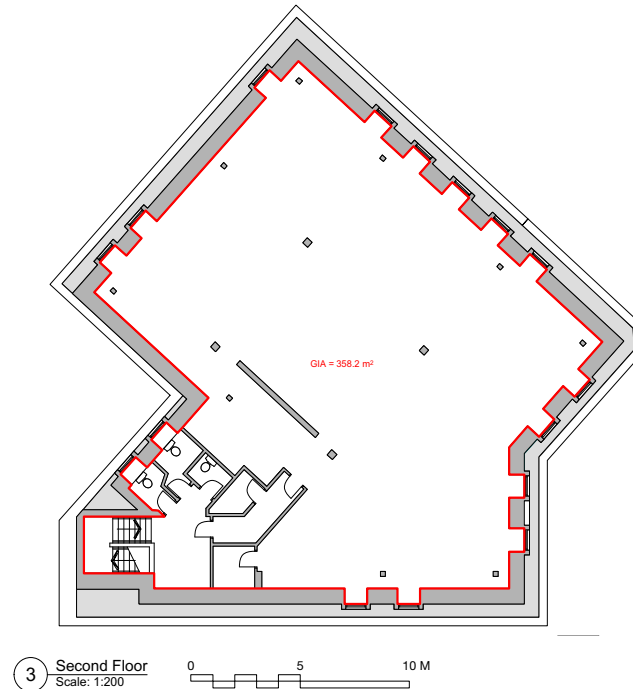
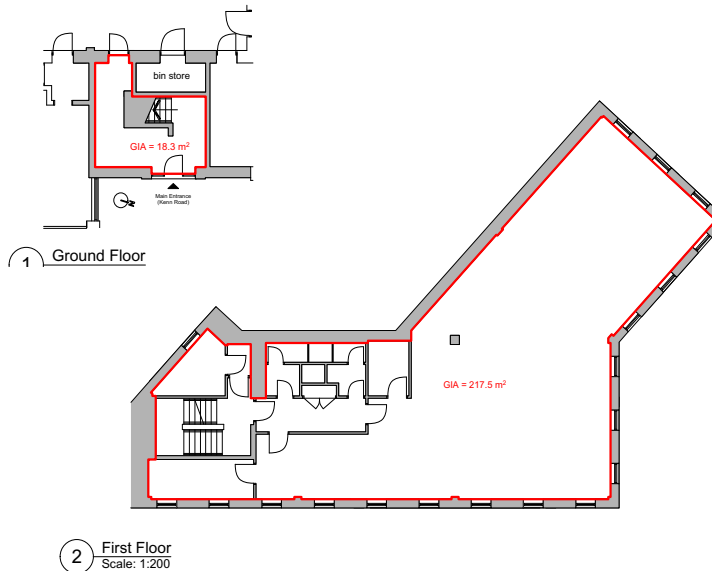
M **M^{Core}**
LCP UK

01384
400123

lcpgroup.co.uk



Existing Plans



This vibrant neighbourhood shopping precinct — anchored by B&M and a mix of national and local retailers such as Card Factory, Superdrug and various charity shops — offering a well-established commercial setting.

OVERVIEW

There are two potential conversion schemes identified.

8 flats – conversion of the existing office accommodation.
Purchase price: £500,000 (OIEO)

3 flats – conversion of the first-floor ancillary storage space (to the rear and opposite the offices).
Purchase price: £180,000 (OIEO)

CONVERSION OPPORTUNITY

The space presents strong potential for residential conversion under permitted development regulations.

PARKING

Private parking will be provided for the residential scheme/s, which will be located in the rear service yard.

10 spaces allocated to the 8-flat scheme (inclusive of refuse/recycling store), and 4 to 5 spaces for 3-flat scheme.





THE TRIANGLE CENTRE

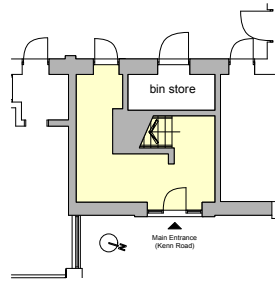
Proposed Plans - Prior Approval Application

Schedule of Accommodation

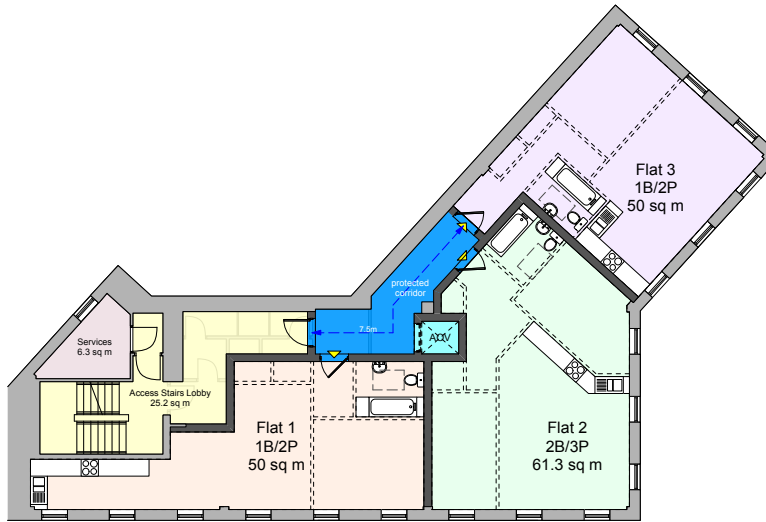
| 2nd Floor: | | |
|------------|------|---------------------|
| Flat 8 | 2B4P | 71.9 m ² |
| Flat 7 | 2B3P | 65.1 m ² |
| Flat 6 | 2B3P | 63.7 m ² |
| Flat 5 | 1B2P | 51.3 m ² |
| Flat 4 | 1B2P | 54.6 m ² |

| 1st Floor: | | |
|------------|------|---------------------|
| Flat 3 | 1B2P | 50.0 m ² |
| Flat 2 | 2B3P | 61.3 m ² |
| Flat 1 | 1B2P | 50.0 m ² |

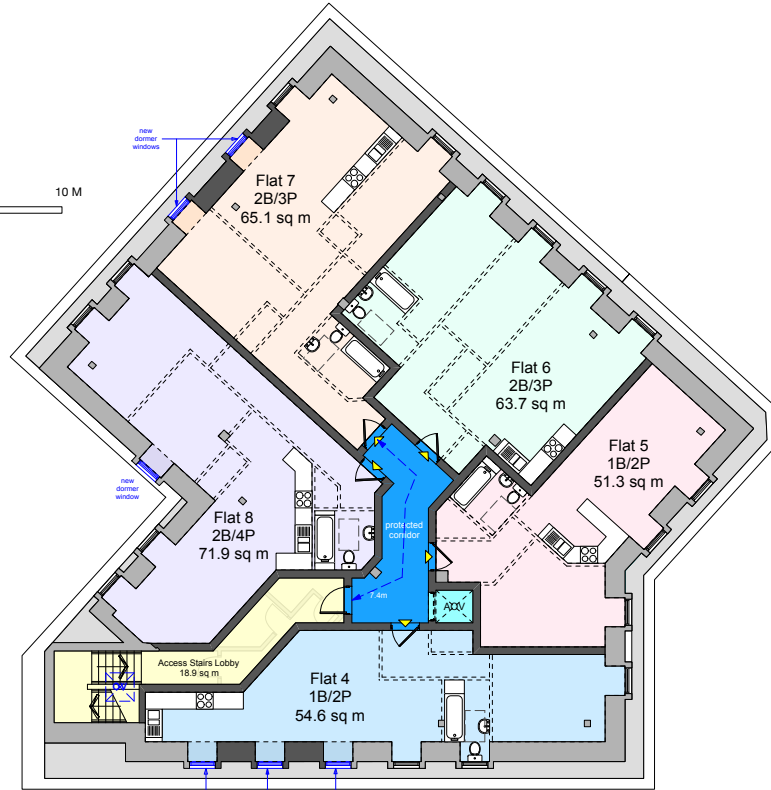
O/A 4no. 1-bed + 4no. 2-bed = 8 flats



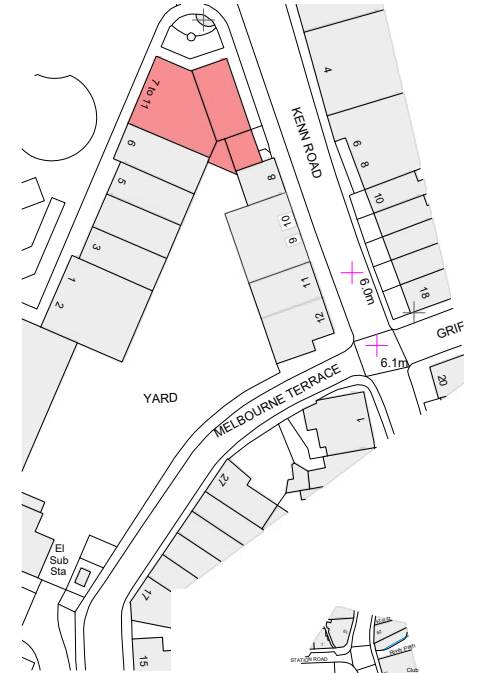
1 Ground Floor Scale: 1:150



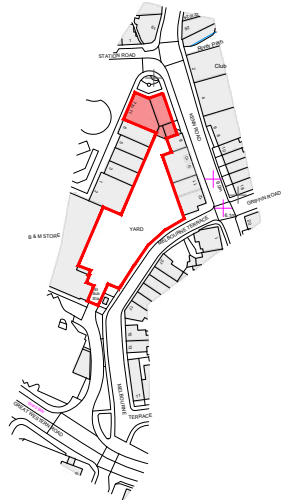
3 First Floor Scale: 1:150



2 Second Floor Scale: 1:150



Site Layout Plan Scale 1:500



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

Location Plan Scale 1:1250

Existing Plans



TENURE

Long Leasehold - 150 years.

LOCAL AMENITIES & TRANSPORT

The Triangle Centre is focal point for the Clevedon's retail offer and is located between Great Western Road, which forms the principal vehicular route through the town centre, and Station Road.

The scheme provides over 59,000 sq.ft of accommodation and includes a customer car park with approximately 167 spaces with provides the town's principal parking provision.

COMMUNITY SETTING

The area benefits from a strong community atmosphere, serving around 30,787 local residents.

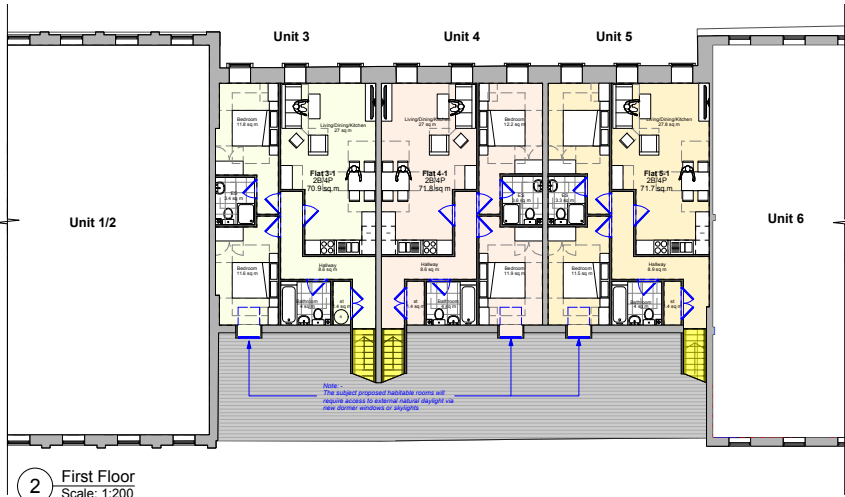
LIFESTYLE APPEAL

Clevedon is a commuter town for Bristol and a popular seaside destination with a loyal catchment population. In October 2023, North Somerset Council's executive approved their final pre-submission version of the local plan, which is set to run from 2024 to 2039 in which the council has stated its desire to build approximately 15,000 homes by 2039 equating to almost a thousand new homes a year.



THE TRIANGLE CENTRE

Proposed Elevation - Prior Approval Application

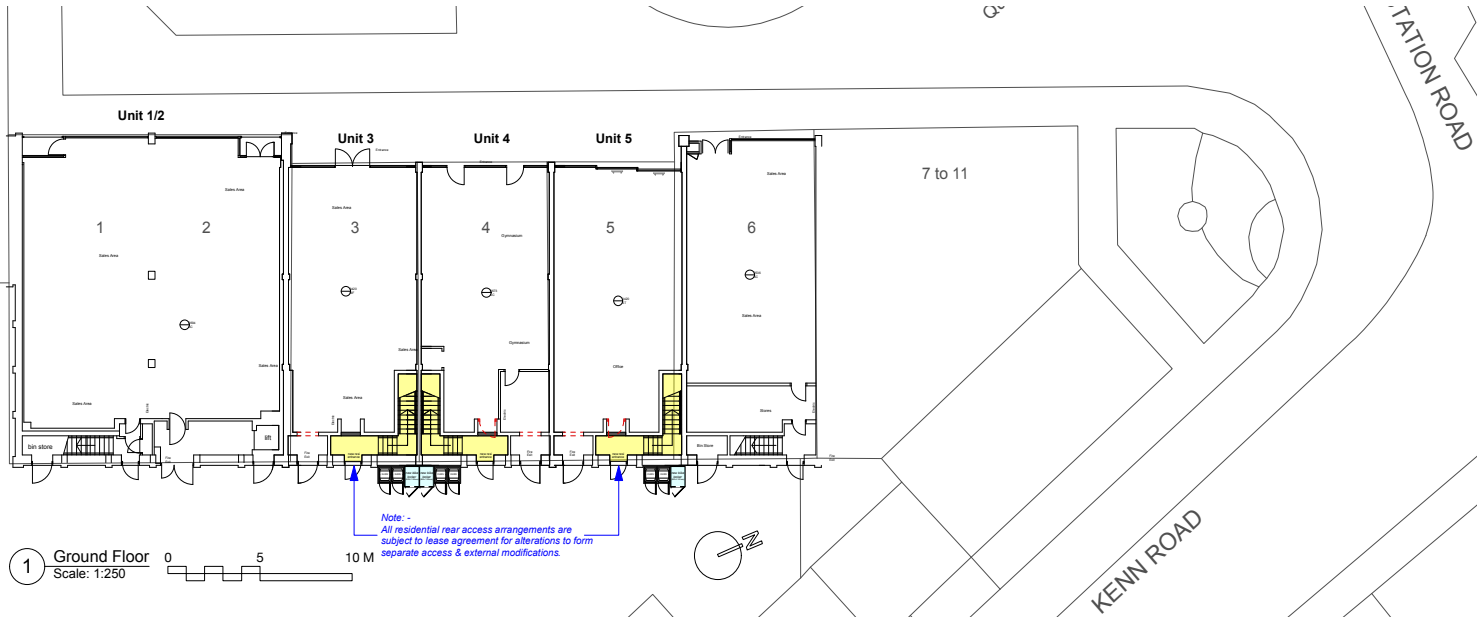
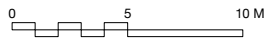


Schedule of Accommodation*

| | | |
|----------------|------|---------------------|
| Unit 3: | | |
| Flat 1 | 2B4P | 70.9 m ² |
| Unit 4: | | |
| Flat 1 | 2B4P | 71.8 m ² |
| Unit 5: | | |
| Flat 1 | 2B4P | 71.7 m ² |

O/A 3 flats

* Conversion within Unit 3 to 5 are subject to new rear dormer extension or roof-light windows.



SUMMARY

This first-floor space in a bustling local retail hub, supported by strong transport links and village-like ambience, ticks all the boxes for residential conversion in an area widely acknowledged for its high quality of life.

SERVICE CHARGE AND INSURANCE

£900 per annum combined for service charge and insurance, per flat once developed.

ENERGY PERFORMANCE

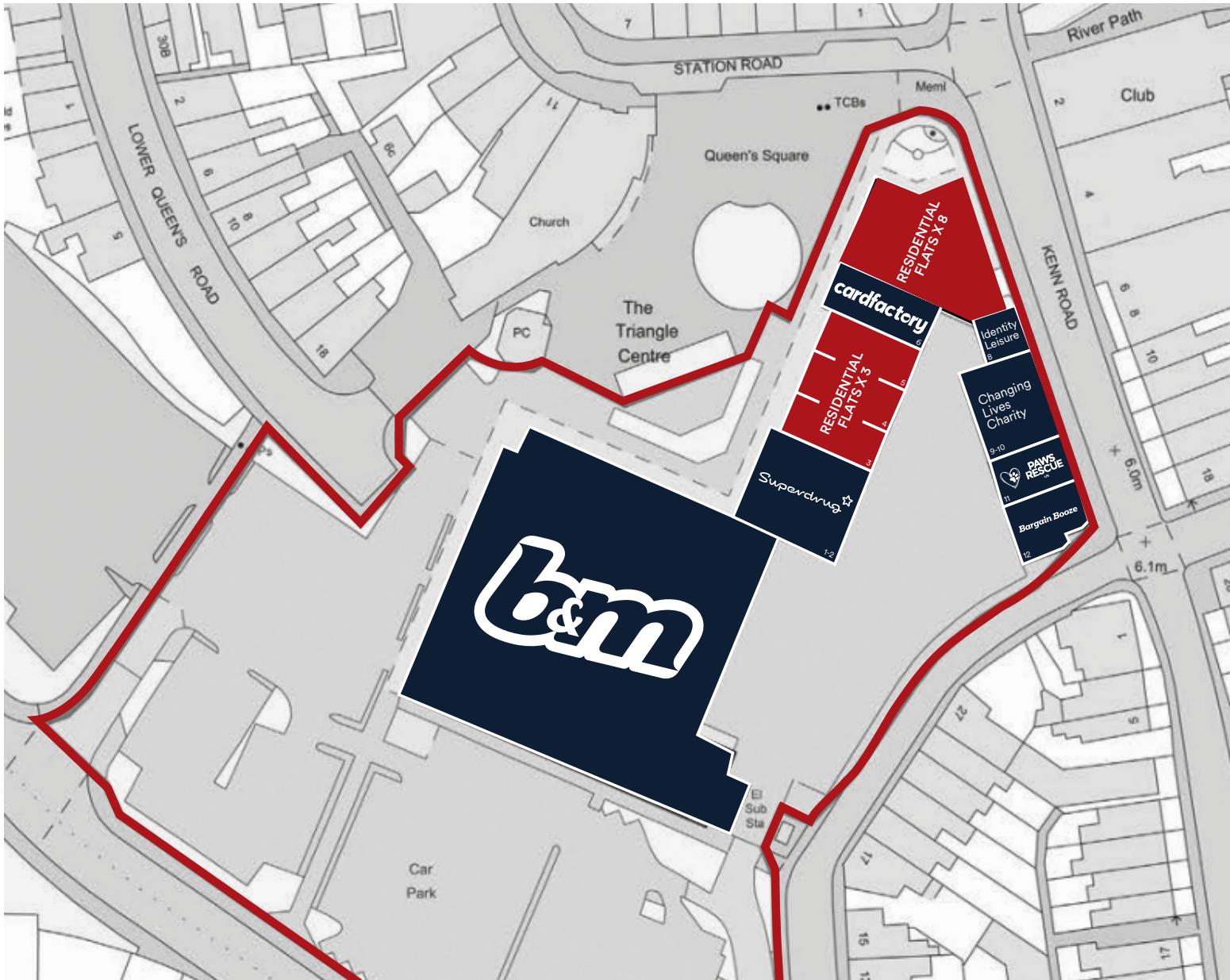
Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs.



THE TRIANGLE CENTRE



Viewing
Strictly via prior appointment with the appointed agents.



Adam Martin
01384 400123
07825 091440
AMartinn@lcpproperties.co.uk



George Kearney
07714 679202
GKearney@lcpproperties.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.