

OFFERED FOR SALE TO THIRD SECTOR ORGANISATIONS



6 West Street, Old Market, Bristol BS2 0BH

DESCRIPTION

This three storey Freehold property is offered for sale with vacant possession.

It comprises a ground floor retail unit, two rooms on the first floor, two rooms on the second floor, and a basement (restricted ceiling height) that provides storage space.

The total internal floor area is approx 120m²

- ground floor: 38m²
- first floor: 33m²
- second floor: 32m²
- basement: 18m²

The property is generally in reasonable condition and has an Energy Performance Certificate Band E.

The property is currently in temporary, 'meanwhile' use by a local business, but this use is expected to cease by the end of October 2021.

LOCATION

The property is located in a terrace of commercial premises in the heart of the Old Market area. It does not benefit from on-site vehicle parking.

[link to Council map](#)

[link to Google map](#)

VIEWING

By appointment - please contact John Bos:

T: 0117 903 6440

E: john.bos@bristol.gov.uk

BIDS

Only bids from eligible Third Sector Organisations will be considered. Please see below for more details.

The property has been valued at £225,000 (May 2021). The Council is not expected to sell at a price below the market value.

To be considered a potential bidder, the Third Sector Organisation needs to offer the market value or above. Bids below the market value are unlikely to be successful.

If no acceptable bids are received from eligible Third Sector Organisations by the deadline, the Council intends to offer the property to the open market, rather than only to Third Sector Organisations, after January 2022.

Bids must be received via email sent to tsobids@bristol.gov.uk by **12.00 Noon on Tuesday 4 January 2022** stating the following information:

- Name of the Buyer
- Evidence of Third Sector Organisation status
- Amount of the Offer

- Method of Funding
- Confirmation of availability of Funding
- Basis of the Offer (unconditional, conditional)
- Timescale for Exchange and Completion
- Expression of interest that details the proposed use of the Property and its Social Value

Bids should only be submitted to tsobids@bristol.gov.uk and **not** directly to individual Council officers.

Printed or 'hard copy' bids sent by post or delivered by hand will **not** be accepted.

ASSET OF COMMUNITY VALUE

The property is included in the [Register of Assets of Community Value](#) ('Community Right to Bid', Localism Act 2011). The owner has submitted notice of intent to sell; the Full Moratorium Period expires on 9 December 2021.

The Council has decided to extend the period during which bids can be received until 4 January 2022. Only bids from Third Sector Organisations will be considered during this period, including any bids submitted under the Community Right to Bid.

OFFERED FOR SALE TO THIRD SECTOR ORGANISATIONS

1. A Third Sector Organisation is a not-for-private-profit organisation which:
 - generates social, economic, or environmental benefits
 - directly benefits the people of Bristol
 - benefits as wide and diverse a range of local people as possible
 - reinvests any surpluses generated in the pursuit of their goals.
2. A Third Sector Organisation is likely to be a voluntary or community organisation, or a social enterprise.
3. The legal status of the Third Sector Organisation can be one of the following:
 - an unincorporated charitable organisation
 - a registered charity
 - a charitable incorporated organisation (CIO)
 - a company limited by guarantee with charitable status
 - a Community Interest Company (CIC) limited by guarantee or limited by shares
 - a community benefit Industrial & Provident Society with an asset lock.
4. There will be a presumption against bids from privately owned or commercial organisations; these can only be considered if their main aim is to deliver social, economic, or environmental benefits to the wider community from this property.
5. Bids from national organisations whose remit is regional or nationwide are unlikely to be considered.
6. Preference will be given to offers made on an unconditional basis.
7. The Council will not be obliged to accept the highest, or any offer.

8. Confirmation of available funding must be provided together with agreement for exchange to be within one month from confirmation of acceptance of the offer and completion within a further month; if that is not possible, reasons to be set out with an alternative suggested timing.
9. Proposals for the use of the property should be described in detail in a formal expression of interest, so that they may be taken into consideration and evaluated. They should clearly set out the social or community value of the proposed use.
10. When considering bids, the Council will use the following criteria, in order of priority and showing the weighting for individual criteria:
 - 30 % - financial offer, price
 - 20 % - social or community value
 - 20 % - viability
 - 10 % - experience of the bidder
 - 10 % - conditional or unconditional bid
 - 10 % - funding source (loan, third party, cash, etc)