



EGi Town Report Prepared

02 October 2012

Area: North Somerset (2010 Districts and Council Areas)

Map of Area



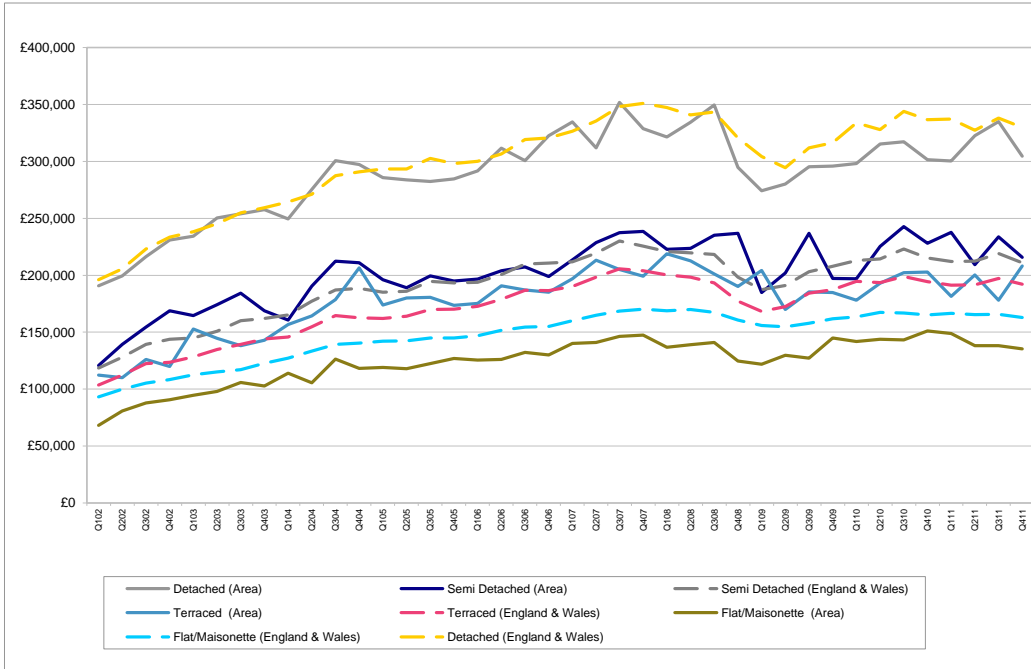
Area: North Somerset (2010 Districts and Council Areas)



Residential Property Prices



Area: North Somerset (2010 Districts and Council Areas)
Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat/Maisonette (Area)	Flat/Maisonette (England & Wales)
Q102	£190,849	£196,044	£120,847	£118,512	£112,273	£103,613	£68,190	£93,150
Q202	£199,568	£205,705	£139,269	£128,151	£110,083	£112,439	£80,790	£99,836
Q302	£216,381	£223,059	£154,581	£139,248	£126,167	£122,311	£87,984	£105,226
Q402	£230,809	£233,596	£168,933	£143,911	£120,018	£123,523	£90,686	£108,325
Q103	£234,189	£238,212	£164,688	£144,905	£152,703	£128,323	£94,512	£112,572
Q203	£250,387	£245,157	£174,228	£150,946	£144,607	£134,896	£97,990	£115,133
Q303	£254,042	£254,895	£184,241	£160,183	£138,091	£139,446	£105,975	£117,104
Q403	£257,753	£259,345	£168,755	£162,054	£143,103	£143,999	£102,909	£122,732
Q104	£249,551	£264,315	£160,593	£165,144	£156,675	£145,877	£113,947	£127,132
Q204	£275,208	£271,079	£190,473	£177,211	£164,248	£154,906	£105,456	£133,433
Q304	£300,561	£287,458	£212,287	£187,136	£178,629	£164,738	£126,483	£139,440
Q404	£297,342	£290,669	£211,072	£188,561	£206,617	£162,640	£118,245	£140,371
Q105	£285,866	£293,287	£196,146	£185,121	£173,966	£162,103	£119,061	£142,110
Q205	£283,726	£293,444	£189,018	£185,914	£180,128	£164,041	£118,076	£142,433
Q305	£282,450	£302,735	£199,573	£194,731	£180,702	£169,897	£122,385	£145,010
Q405	£284,642	£298,099	£195,087	£193,378	£173,553	£170,138	£127,063	£145,021
Q106	£291,587	£300,219	£196,522	£193,745	£175,379	£172,820	£125,617	£146,870
Q206	£311,494	£306,661	£204,022	£200,709	£190,631	£178,961	£125,977	£151,702
Q306	£300,675	£319,137	£207,466	£209,747	£187,105	£186,872	£132,154	£154,479
Q406	£322,664	£320,476	£198,912	£210,616	£185,222	£186,563	£129,976	£155,059
Q107	£334,730	£326,363	£213,600	£211,759	£196,806	£190,281	£140,186	£160,140
Q207	£311,780	£335,484	£228,693	£219,550	£213,306	£198,421	£141,035	£164,999
Q307	£351,888	£348,092	£237,307	£230,083	£205,032	£205,580	£146,407	£168,438
Q407	£328,633	£351,058	£238,477	£225,482	£199,052	£203,822	£147,338	£170,270
Q108	£321,315	£347,179	£222,736	£220,939	£218,769	£200,213	£136,698	£168,706
Q208	£334,343	£340,709	£223,501	£219,663	£212,550	£198,402	£139,121	£170,021
Q308	£349,430	£343,333	£235,193	£218,174	£201,175	£193,256	£140,863	£167,368
Q408	£294,837	£320,534	£236,870	£198,363	£190,305	£177,211	£124,710	£160,545
Q109	£274,346	£304,328	£184,927	£187,464	£204,129	£168,188	£121,777	£155,790
Q209	£280,130	£294,403	£201,859	£190,931	£169,965	£172,387	£129,622	£154,797
Q309	£295,363	£311,996	£236,955	£203,058	£185,350	£184,237	£127,270	£157,786
Q409	£295,832	£316,271	£197,171	£207,763	£184,889	£187,433	£145,042	£161,832
Q110	£298,210	£333,730	£196,982	£212,908	£177,980	£194,672	£141,807	£163,614
Q210	£315,247	£328,031	£225,371	£214,459	£193,089	£193,673	£143,806	£167,544
Q310	£317,333	£343,793	£242,796	£223,007	£202,330	£198,991	£143,228	£166,974
Q410	£301,535	£336,692	£228,014	£215,288	£202,829	£194,266	£151,078	£165,119
Q111	£300,440	£337,241	£237,760	£212,139	£181,347	£191,405	£149,004	£166,616
Q211	£322,635	£327,347	£209,332	£212,276	£200,321	£191,486	£138,111	£165,380
Q311	£334,979	£338,083	£233,807	£219,236	£178,227	£197,313	£138,118	£165,741
Q411	£304,682	£329,912	£215,826	£211,010	£208,064	£192,266	£135,404	£162,917

(Not Available for Scotland)

*Please note that if prices are shown as '£0' no data is available for the corresponding centre. Please also note that these quarters relate to financial quarters.

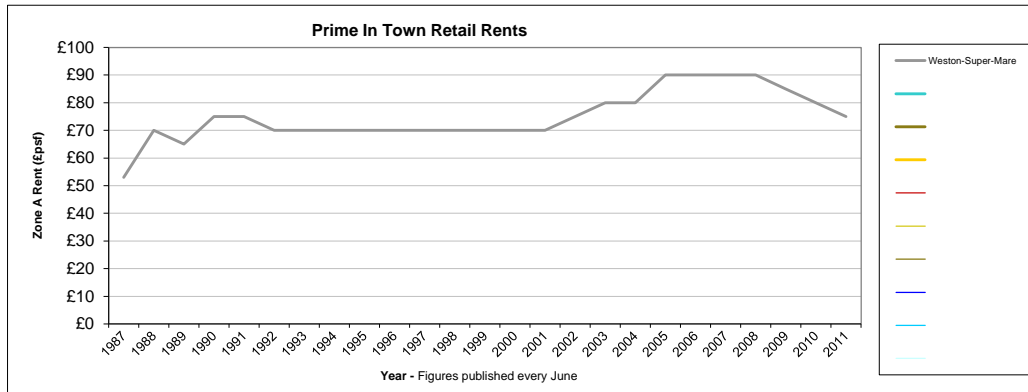


Retail Rents



Area: North Somerset (2010 Districts and Council Areas)
Base: Great Britain

Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.



Provided by Colliers International ©.

The Colliers International In Town retail rents database is based upon their opinion of the open market Zone A rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed at £ per sq ft per annum.

In the case of shopping centre locations where the rent payable is the greater of the base Rent (a percentage of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market Zone A rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

Contact: Dr Richard Doidge, Director of Research Consultancy, Colliers International. Email: richard.doidge@colliers.com Tel: 020 7344 6872

*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2010 are graphed.

Centre	Estimated Zone A Rents																								
	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Weston-Super-Mare	£53	£70	£65	£75	£75	£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£75	£80	£80	£90	£90	£90	£90	£85	£80	£75

Office Deals Listing



Area: North Somerset (2010 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
01/10/2011	BS20 6QQ	Greystoke Business Park, High Street, Bristol, Somerset, BS20 6QQ	Lease	Lessee: Private individual(s)	254.831 Net sq m	N/A	£134.55	N/A
01/02/2011	BS24 9AY	Formal House, Oldmixon Crescent, Weston-Super-Mare, Somerset, BS24 9AY	Lease	Lessee: UK 3B Scientific	109.81 Net sq m	N/A	£80.73	N/A
06/12/2010	BS24 9AY	Formal House, Oldmixon Crescent, Weston-Super-Mare, Somerset, BS24 9AY	Lease	Lessee: Private Client	109.81 Net sq m	N/A	£72.87	N/A
15/08/2010	BS48 1AW	Ivy Court, 61 High Street, Bristol, Somerset, BS48 1AW	Lease	Lessee: Nailsea Town Council	56.8562 Net sq m	N/A	£107.64	N/A
01/08/2010	BS20 6PT	Court Lodge, 105 High Street, Bristol, Somerset, BS20 6PT	Lease	Lessee: Epimorphics Limited	135.637 Net sq m	N/A	£94.37	N/A
01/06/2010	BS21 6EX	Custom House Court, 80 Kenn Road, Clevedon, Somerset, BS21 6EX	Lease	N/A	74.3218 Net sq m	N/A	£102.26	N/A
03/02/2010	BS21 6ND	2-4 Old Street, Clevedon, Somerset, BS21 6ND	Assignment	N/A	51.8395 Net sq m	N/A	£308.60	N/A
19/10/2009	BS48 3PD	Farleigh Court, Farleigh Road, Bristol, Somerset, BS48 3PD	Lease	Lessee: Imetrum Limited	51.0962 Net sq m	N/A	£118.40	N/A

Retail Availability



Area: North Somerset (2010 Districts and Council Areas)
Base: Great Britain

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EG PropertyLink

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
20/07/2012	BS23 3DX	88 Ashcombe Road WESTON-SUPER- MARE BS23 3DX	To Let	Johnson Fellows & Co	86 sq m	£8000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3411129
14/04/2011	BS24 9DJ	47Weston Industrial Estate Weston Super Mare BS24 9DJ	To Let	Hartnell Taylor Cook LLP	215 sq m	£15050 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3308238
14/04/2011	BS24 9BG	56Buckingham Road Weston Super Mare BS24 9BG	To Let, Under Offer	Hartnell Taylor Cook LLP	279 sq m	£19550 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3308263
14/04/2011	BS24 9ES	66Gazelle Road Weston Super Mare BS24 9ES	To Let	Hartnell Taylor Cook LLP	243 sq m	£17000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3308267
14/04/2011	BS24 9AD	18Lynx Crescent Weston Super Mare BS24 9AD	To Let	Hartnell Taylor Cook LLP	96 sq m	£7 Per Sq Ft		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3308229
08/10/2010	BS21 6ND		To Let	Burston Cook	102 sq m	£13500 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3153800

Retail Deals Listing



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Base: Great Britain

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Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
04/08/2011	BS23 1HS	90-92 High Street, Weston-Super-Mare, Somerset, BS23 1HS	Lease	Lessee: BrightHouse	446.302 Net sq m	N/A	£75000	N/A
25/05/2011	BS41 8LH	The Dundry Inn, Church Road, Bristol, Somerset, BS41 8LH	Lease	N/A	N/A	N/A	£52000	N/A
25/02/2011	BS23 1JA	50 High Street, Weston-Super-Mare, Somerset, BS23 1JA	Lease	Lessee: Mountain Warehouse	190.264 Net sq m	N/A	£70000	N/A
01/02/2011	BS23 1HA	25 High Street, Weston-Super-Mare, Somerset, BS23 1HA	Investment Sale	Lessee: Superdrug, Purchaser: Mattioli Woods Plc	703 Net sq m	£1887500	£123500	6.1
15/01/2011	BS21 6NG	26 The Triangle, Clevedon, Somerset, BS21 6NG	Assignment	N/A	96.6184 Net sq m	N/A	£18000	N/A
13/12/2010	BS20 7JH	The Mirage Building, Harbour Road, Bristol, Somerset, BS20 7JH	Lease	N/A	160 Seats	N/A	£25000	N/A
15/10/2010	BS21 6ND	12a Old Street, Clevedon, Somerset, BS21 6ND	Lease	N/A	74.3218 Net sq m	N/A	£8000	N/A
13/10/2010	BS22 8NA	Great Western Trade Park, Aisecome Way, Herluin Way, Weston- Super-Mare, Somerset, BS22 8NA	Investment Sale	Purchaser: Henderson Global Investors	3519.88 Net sq m	£3540000	£260715	6.96
15/07/2010	BS48 1AP	138 High Street, Bristol, Somerset, BS48 1AP	Lease	Lessee: British Heart Foundation	100.334 Net sq m	N/A	£15000	N/A
15/06/2010	BS22 6JE	228-230 High Street, Weston-Super-Mare, Somerset, BS22 6JE	Lease	Lessee: Western Hospice	179.023 Net sq m	N/A	£30000	N/A
30/04/2010	BS23 1JF	18-20 High Street, Weston-Super-Mare, Somerset, BS23 1JF	Lease	Lessee: Weston Hospicecare Limited	133 Net sq m	N/A	£50000	N/A

Industrial Availability



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Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
26/09/2012	BS21 6RR		To Let	Knight Frank LLP				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3420014
25/09/2012	BS21 6RR	5b Tweed Road Industrial Estate Tweed Road Bristol BS21 6RR	To Let	Knight Frank LLP				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3419853
20/09/2012	BS20 7BX	Portishead Business Park Old Mills Road Portishead BS20 7BX	To Let	BNP Paribas Real Estate	363 - 957 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3419424
10/09/2012	BS20 6EH	High Street BS20 6EH	To Let	Maggs and Allen				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3417560
05/09/2012	BS20 6EH	High Street BS20 6EH	To Let	Maggs and Allen				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3416810
03/09/2012	BS20 6EH	High Street Portishead BS20 6EH	To Let	Maggs and Allen				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3416295
01/09/2012	BS23 3PZ	Unit 1, Sunnyside Road North WESTON-SUPER-MARE BS23 3PZ	To Let	Alder King Property Consultants				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3299104
01/09/2012	BS23 3PZ	Unit 4 Sunnyside Road North WESTON-SUPER-MARE BS23 3PZ	To Let	Alder King Property Consultants	139 - 163 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3299109
01/09/2012	BS24 9AB	Westland Distribution Park Winterstoke Road WESTON-SUPER-MARE BS24 9AB	To Let	Alder King Property Consultants				http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3299115
01/09/2012	BS49 4RF	Unit 7, Market Industrial Estate YATTON BS49 4RF	For Sale	Alder King Property Consultants	236 - 236 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.asp?x?hdnSelectedIDList=3405766

01/09/2012	BS20 7BX	Unit 4 Old Mill Road Portishead Bristol BS20 7BX	For Sale	Lambert Smith Hampton	306 - 940 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3416463
01/09/2012	BS20 0NH	Units 4 4a 5 5a 16 17 18 & 19 Marsh Lane Ind Est Marsh Lane Portbury BRISTOL BS20 0NH	For Sale	Alder King Property Consultants		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3409810
01/09/2012	BS41 9DJ	Spice Inn 18 Providence Lane BRISTOL BS41 9DJ	For Sale	Alder King Property Consultants		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3418866
23/08/2012	BS20 7XE	Gordano 19, Unit 9 Bristol BS20 7XE	To Let	Jones Lang LaSalle		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3414913
23/08/2012	BS20 7XE	Gordano 19, Unit 12- 13 Bristol BS20 7XE	To Let	Jones Lang LaSalle	363 - 729 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3414865
21/08/2012	BS21 6RR	Unit 5b Tweed Road Clevedon BS21 6RR	For Sale, To Let	Colliers International		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3389116
21/08/2012	BS21 6RR	Unit 6b, Tweed Road Industrial Estate Tweed Road Clevedon BS21 6RR	To Let	Colliers International		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3389117
21/08/2012	BS21 6XT	Westway House Hither Green Industrial Estate Clevedon BS21 6XT	For Sale	Colliers International		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3389122
01/08/2012	BS21 6UL	Unit 4 Millers Court Windmill Road CLEVEDON BS21 6UL	For Sale, To Let	Alder King Property Consultants	186 - 279 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3332041
20/07/2012	BS20 0NH		To Let	Burston Cook		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3411144

Industrial Deals Listing



Area: North Somerset (2010 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
30/12/2011	BS49 4RF	Market Industrial Estate, Kennmoor Road, Bristol, Somerset, BS49 4RF	Lease	Lessee: PerryPerry Limited	139.353 Net sq m	N/A	N/A	N/A
29/07/2011	BS24 9AA	Weston Europark, Winterstoke Road, Weston-Super-Mare, Somerset, BS24 9AA	Lease	Lessee: Container Team	0.708187 Hectares	N/A	N/A	N/A
30/06/2011	BS23 3PZ	Unit 6, Sunnyside Road North, Weston-Super-Mare, Somerset, BS23 3PZ	Lease	Lessee: HTE Tech	418.06 Net sq m	N/A	N/A	N/A
30/06/2011	BS48 1EH	23 Clevedon Road, Bristol, Somerset, BS48 1EH	Lease	Lessee: Auto Bargains	278.707 Net sq m	N/A	N/A	N/A
30/06/2011	BS20 7BL	Harbour Road Trading Estate, Harbour Road, Bristol, Somerset, BS20 7BL	Lease	Lessee: Bristol Dojo Limited	232.256 Net sq m	N/A	N/A	N/A
01/06/2011	BS21 6XU	Hither Green Trading Estate, Hither Green, Clevedon, Somerset, BS21 6XU	Investment Sale	Purchaser: Scottsgrove Holdings	1800 Net sq m	£925000	N/A	9.2
01/06/2011	BS21 6XU	Hither Green Trading Estate, Hither Green, Clevedon, Somerset, BS21 6XU	Sale	N/A	582 Net sq m	N/A	N/A	N/A
01/06/2011	BS21 6XU	Hither Green Trading Estate, Hither Green, Clevedon, Somerset, BS21 6XU	Sale	N/A	483 Net sq m	N/A	N/A	N/A
31/05/2011	BS23 3PZ	Unit 4, Sunnyside Road North, Weston-Super-Mare, Somerset, BS23 3PZ	Lease	Lessee: Vehicle Preparation Services Limited	157.934 Net sq m	N/A	N/A	N/A

31/05/2011	BS24 9AA	Westland Distribution Park, Winterstoke Road, Weston-Super-Mare, Somerset, BS24 9AA	Lease	Lessee: DWG Limited	9996.28 Net sq m	N/A	N/A	N/A
01/05/2011	BS21 6XU	Hither Green Trading Estate, Hither Green, Clevedon, Somerset, BS21 6XU	Sale	Purchaser: Kindale Enterprises Llp	2400 Net sq m	N/A	N/A	N/A
29/04/2011	BS24 9AA	Westland Distribution Park, Winterstoke Road, Weston-Super-Mare, Somerset, BS24 9AA	Lease	Lessee: Private individual(s)	92.9023 Net sq m	N/A	N/A	N/A
29/04/2011	BS23 3TP	Warne Park, Warne Road, Weston-Super-Mare, Somerset, BS23 3TP	Lease	Lessee: Dragon Autos Limited	348.476 Net sq m	N/A	N/A	N/A
31/03/2011	BS21 6UL	Millers Court, Windmill Road, Clevedon, Somerset, BS21 6UL	Lease	Lessee: Converged Solutions Limited	353.865 Net sq m	N/A	N/A	N/A
31/03/2011	BS20 7BL	Harbour Road Trading Estate, Harbour Road, Bristol, Somerset, BS20 7BL	Lease	Lessee: CEL UK Limited	204.385 Net sq m	N/A	N/A	N/A
01/01/2011	BS23 3YH	Pottery Close, Weston-Super-Mare, Somerset, BS23 3YH	Lease	N/A	356 Net sq m	N/A	N/A	N/A
01/11/2010	BS20 7XU	One Portbury, Bradley Road, Royal Portbury Dock, Bristol, Somerset, BS20 7XU	Investment Sale	Purchaser: Invista Real Estate Investment Management	7989.59 Net sq m	£6700000	N/A	6.75
15/10/2010	BS21 6XU	Hither Green Trading Estate, Hither Green, Clevedon, Somerset, BS21 6XU	Lease	N/A	389.26 Net sq m	N/A	£51.13	N/A
15/09/2010	BS48 4AH	SWS Premises, Brockley Lane, Bristol, Somerset, BS48 4AH	Sale	Purchaser: Solarsense Limited	929.487 Net sq m	£420000	N/A	N/A
15/09/2010	BS20 7XU	One Portbury, Bradley Road, Royal Portbury Dock, Bristol, Somerset, BS20 7XU	Lease	Lessee: Samworth Brothers (Holdings) Limited	7989.59 Net sq m	N/A	£60.28	N/A

EGi -- Comparable Deals Data															
EGi Deal ID	Address	Street	Town	Postcode	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Notes
30000511	Millers Court Windmill Road	Windmill Road	Clevedon	BS21 6UL	03/09/2009	Industrial	(B8)	Sub-Letting	212	Gross sq m	0	0.00	18,000	85	
30009553	Farleigh Court Farleigh Road	Farleigh Road	Bristol	BS48 3PD	01/09/2009	Offices	(B1a)	Lease	51	Gross sq m	0	0.00	6,050	118	
30003634	Ivy Court 61 High Street	High Street	Bristol	BS48 1AW	01/09/2009	Offices	(B1a)	Lease	128	Gross sq m	0	0.00	0	0	
30003716	25-31 Boulevard Weston-	Boulevard	Weston-	BS23 1NX	01/09/2009	Offices	(B1a)	Lease	150	Gross sq m	0	0.00	0	0	The deal took place at 27-31 Boulevard.
30003149	Old Mill Road Portishead	Old Mill Road	Bristol	BS20 7BX	01/09/2009	Industrial	(B2)	Lease	1,675	Gross sq m	0	0.00	0	0	
24122643	Flowerdown Retail Park	Aisecome Way	Weston-	BS22 8NA	27/08/2009	Retail	(A1/A2/A3/)	Lease	929	Gross sq m	0	0.00	0	242	
30003226	The Whistling Duck 44	Knightcott Road	Banwell	BS29 6HF	21/08/2009	Leisure	(A4)	Sale	0		220,000	0.00	0	0	
24119356	Oldmixon Crescent Weston-	Oldmixon Crescent	Weston-	BS24 9AY	20/08/2009	Industrial	(B1/B2/B8)	Sale	637	Gross sq m	230,000	0.00	0	0	
30000543	Bellevue Mansions Bellevue	Bellevue Road	Clevedon	BS21 7NU	19/08/2009	Offices	(B1a)	Lease	51	Gross sq m	0	0.00	5,460	108	
24118398	Hither Green Trading Estate	Hither Green	Clevedon	BS21 6XU	08/08/2009	Industrial	(B2)	Lease	383	Gross sq m	0	0.00	19,600	51	
24118991	Lawes House 66-68 Bristol	Bristol Road	Bristol	BS20 6QG	07/08/2009	Offices	(B1a)	Lease	89	Gross sq m	0	0.00	9,620	108	
24118242	66 High Street Portishead	High Street	Bristol	BS20 6EH	07/08/2009	Retail	(A1)	Lease	79	Gross sq m	0	0.00	22,000	0	
24124102	Full Quart Hewish Hewish	Hewish	Weston-	BS24 6RT	03/08/2009	Leisure	(A3)	Food Lease	40	Gross sq m	0	0.00	70,000	0	
30002304	Unit 14 14 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	01/08/2009	Offices	(B1b)	Lease	209	Gross sq m	0	0.00	0	0	
24117755	Blackfriars Road Nailsea	Blackfriars Road	Bristol	BS48 4SB	30/07/2009	Industrial	(B2)	Sale	96	Gross sq m	125,000	0.00	0	0	
24117531	4-6 The Triangle Clevedon	The Triangle	Clevedon	BS21 6NG	28/07/2009	Retail	(A1)	Lease	76	Gross sq m	0	0.00	14,500	0	
30028183	Dolphin Square Shopping	Oxford Street	Weston-	BS23 1TG	01/07/2009	Retail	(A1/A2/A3/)	Lease	85	Gross sq m	0	0.00	10,000	0	
24115348	Wyndham Way Portishead	Wyndham Way	Bristol	BS20 7BY	26/06/2009	Retail	(A1/A2/A3/)	Lease	418	Gross sq m	0	0.00	0	179	
24116173	Hither Green Trading Estate	Hither Green	Clevedon	BS21 6XU	23/06/2009	Industrial	(B2)	Lease	389	Gross sq m	0	0.00	18,833	48	
30000554	Unit 14 14 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	01/06/2009	Offices	(B1b)	Lease	209	Gross sq m	0	0.00	0	0	
24113230	Dolphin Square Shopping	Oxford Street	Weston-	BS23 1TG	21/05/2009	Retail	(A1/A2/A3/)	Lease	79	Gross sq m	0	0.00	6,000	0	
24112468	Dolphin Square Shopping	Oxford Street	Weston-	BS23 1TG	18/05/2009	Retail	(A1/A2/A3/)	Lease	82	Gross sq m	0	0.00	10,000	0	
24112463	Dolphin Square Shopping	Oxford Street	Weston-	BS23 1TG	18/05/2009	Retail	(A1/A2/A3/)	Lease	81	Gross sq m	0	0.00	11,500	0	
24111245	Aisecome Way Weston-Super-	Aisecome Way, Herluin	Weston-	BS22 8NA	30/04/2009	Industrial	(B1/B2/B8)	Lease	313	Gross sq m	0	0.00	27,000	86	
24111107	Herlium Way Weston-Super-	Herlium Way	Weston-	BS23 1ST	29/04/2009	Industrial	(B2)	Lease	285	Gross sq m	0	0.00	16,500	58	Deal took place at 4 Vernon Court.
24111065	Unit 2 2 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	29/04/2009	Offices	(B1b)	Investment Sale	488	Gross sq m	950,000	7.58	76,125	156	
30007529	Unit 13 13 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	15/04/2009	Offices	(B1b)	Investment Sale	209	Gross sq m	390,000	8.54	0	0	
24112729	High Street Portishead Bristol	High Street	Bristol	BS20 6AH	15/04/2009	Retail	(A1)	Lease	80	Gross sq m	0	0.00	17,500	240	
30000575	Gazelle Road Weston-Super-	Gazelle Road	Weston-	BS24 9ES	27/03/2009	Industrial	(B2)	Lease	1,871	Gross sq m	0	0.00	96,088	51	
30009642	Horatio House 24 Harbour	Harbour Road	Bristol	BS20 7AL	27/03/2009	Retail	(A1)	Lease	111	Gross sq m	0	0.00	30,000	0	
30028193	Dolphin Square Shopping	Oxford Street	Weston-	BS23 1TG	25/03/2009	Retail	(A1/A2/A3/)	Lease	85	Gross sq m	0	0.00	4,000	0	The unit fronts onto Carlton Street
30057421	Worle Parkway Weston-	Worle Parkway	Weston-	BS22 6UD	25/03/2009	Offices	(B1b)	Lease	104	Gross sq m	0	0.00	14,750	141	
30001573	Sovereign Shopping Centre	High Street	Weston-	BS23 1HL	19/03/2009	Retail	(A1/A2/A3/)	Lease	89	Gross sq m	0	0.00	65,000	0	
24108361	126 High Street Nailsea	High Street	Bristol	BS48 1AH	03/03/2009	Retail	(A1)	Assignment	220	Gross sq m	0	0.00	19,500	0	
24107183	Unit 2 2 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	03/03/2009	Offices	(B1b)	Lease	488	Gross sq m	0	0.00	81,375	167	
24108074	The Courtyard 120 High	High Street	Bristol	BS48 1AH	02/03/2009	Offices	(B1a)	Lease	106	Gross sq m	0	0.00	13,680	129	
24111410	The Tythe Barn West Hewish	West Hewish	Weston-	BS24 6RR	02/03/2009	Offices	(B1a)	Lease	137	Gross sq m	0	0.00	11,840	86	
24108482	Wyndham Way Portishead	Wyndham Way	Bristol	BS20 7BY	01/03/2009	Retail	(A1/A2/A3/)	Lease	557	Gross sq m	0	0.00	0	183	
30002186	Unit 9 9 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	01/03/2009	Offices	(B1b)	Lease	488	Gross sq m	0	0.00	0	0	
24106779	Caswell Lane Clapton In	Caswell Lane	Bristol	BS20 7RT	17/02/2009	Offices	(B1b)	Lease	192	Gross sq m	0	0.00	57,660	167	
24105665	Dr Fox S Knightstone	Knightstone Causeway	Weston-	BS23 2AD	15/02/2009	Retail	(A1)	Lease	281	Gross sq m	0	0.00	0	0	
24105920	Unit 9 9 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	13/02/2009	Offices	(B1b)	Sale	209	Gross sq m	0	0.00	0	0	
24103871	Kenn Road Kenn Clevedon	Kenn Road	Clevedon	BS21 6UW	28/01/2009	Offices	(B1b)	Lease	258	Gross sq m	0	0.00	38,920	151	
24106103	Lower Strode Road Clevedon	Lower Strode Road	Clevedon	BS21 6UU	19/01/2009	Industrial	(B2)	Lease	174	Gross sq m	0	0.00	0	0	
24104579	Barley Wood Long Lane	Long Lane	Bristol	BS40 5SA	15/01/2009	Other	(C2)	Sale	56	Gross sq m	0	0.00	0	0	This is a former drug and alcohol treatment centre which was owned by
24103892	Unit 8 8 Portis Fields	Portis Fields, Bristol Road	Bristol	BS20 6PN	15/01/2009	Offices	(B1b)	Lease	209	Gross sq m	0	0.00	34,875	167	
30091950	Spice Inn 18 Providence Lane	Providence Lane	Bristol	BS41 9DJ	09/01/2009	Leisure	(A3)	Food Lease	134	Gross sq m	0	0.00	25,000	0	
24098668	Sovereign Shopping Centre	High Street	Weston-	BS23 1HL	06/01/2009	Retail	(A1/A2/A3/)	Lease	0		0	0.00	0	0	
30028202	Dolphin Square Shopping	Oxford Street	Weston-	BS23 1TG	01/01/2009	Retail	(A1/A2/A3/)	Lease	272	Gross sq m	0	0.00	19,000	0	The units front onto Carlton Street.

Proposed inner and outer boundaries for CIL Viability Testing

