92 HIGH STREET, STAPLE HILL, BRISTOL, BS16 5HL

BURSTON COOK
0117 934 9977



FOR SALE - VACANT POSESSION

FREEHOLD FOR SALE ON HIGH STREET IN STAPLE HILL

SIZE (NIA)
816 sq ft
75.88 sq m

£ QUOTING PRICE
£150,000

THE OPPORTUNITY

- Excellent location in Staple Hill on the busy High Street among various local retailers.
- Self-contained ground floor retail unit with front and rear access, available with vacant possession.
- Freehold Interest sold with vacant possession.
- Quoting £150,000 for the
- Approximately 816 sq ft (75.88 sq m)

LOCATION

The property is located on High Street in Staple Hill, a vibrant suburb of Bristol located approximately 5 miles to the north east of Bristol city centre.

The retail unit is situated within a popular local retail high street with a variety of occupiers and where you will find a mix of retail, professional services, food and residential uses.



DESCRIPTION

The property comprises a mid-terraced shop on the ground floor with an open plan sales area to the front and ancillary area to the rear which can be opened up into the main sales area. There is a separate kitchenette and WC as well as a small garage to the rear. The first floor maissonette has been sold off on a long leasehold basis and is owned separately. Access to this is at the rear of the property via a separate entrance.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	816	75.88
TOTAL	**816**	**75.88**

PLANNING

We understand the property benefits from Use Class E planning.

TENURE

The property is available freehold, and the upper residential parts are sold off long leasehold.

QUOTING PRICE

Quoting £150,000 for the long leasehold interest.

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation as of April 2026:

Rateable Value: £11,750
Rates Payable: £4,488.50
N.B. All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an Energy Performance rating of C (62).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
OCTOBER 2026



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