

# RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY—FOR SALE

65a & 65b Whiteladies Road, Clifton, Bristol, BS8 2LY



- Freehold mixed use investment opportunity located in affluent suburb of Clifton
- Ground floor currently vacant with ERV of £30,000 per annum
- First floor 3 bedroom residential accommodation let at £23,400 per annum
- Total potential passing rent of £53,400 per annum

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
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## LOCATION

Bristol is the commercial capital of the south west of England. It is located approximately 120 miles west of London, 80 miles south of Birmingham and 40 miles to the east of Cardiff. Bristol benefits from excellent road communications with the M4, M5 interchange situated to the northwest of the city providing access to the remainder of the motorway network. Bristol benefits from two mainline rail stations, with regular services to London Paddington.

The property is located in the affluent area of Clifton, close to many of the University of Bristol faculty buildings and with excellent amenities on the doorstep occupiers include Marks and Spencer, Everyman Cinema, Gail's Bakery and a host of independent restaurants and bars. Clifton down shopping centre is very close by, as is Clifton Down train station, providing rail links to the rest of the city and Temple Meads train station.

## DESCRIPTION

The property comprises a two storey building on the corner of Whiteladies Road and Aberdeen Road.

65a Whiteladies Road is a well fitted out ground floor retail unit. The ground floor retail space totals approximately 1,250 sq ft with an ITZA of 647 sq ft. The unit has a small kitchen area, WC and storage space.

65b Whiteladies Road is a first floor flat, above the retail unit. The flat has a kitchen/dining area, one bathroom and three other rooms that are currently used as bedrooms.

## ACCOMMODATION

The retail unit comprises the following approximate net internal floor areas:-

Floor	ft2	m2
Ground	1,250	116.1
ITZA	647	60.1
<b>Total</b>	<b>1,897</b>	<b>176.2</b>

## TENURE

Freehold.

## EPC

The residential EPC is currently E-52

An EPC for the commercial element has been commissioned and can be made available upon request.





#### TENANCY

The ground floor retail premises is currently being market to let at a rent of £30,000 per annum.

The first floor residential flat is currently let at an annual rent of £23,400 per annum.

The total potential rent from the property is circa £53,400 per annum.

#### PRICE

The quoting price is £625,000 exclusive.

#### VAT

We understand the property is elected for VAT, however, anticipate the sale will be treated as a Transfer of a Going Concern (TOGC).

#### LEGAL FEES

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

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2026

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