



FOR SALE - MIXED USE INVESTMENT

 MIXED USE INVESTMENT FOR SALE IN CLIFTON	£ QUOTING PRICE £625,000	£ POTENTIAL INCOME £57,000 pax
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THE OPPORTUNITY

- 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 £27,000 per annum
- Total potential passing rent of £57,000 per annum

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 commercial 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 SALES	999	92.85
GROUND FLOOR ANCILLARY	158	14.61
TOTAL	1,157	107.46





TENANCIES

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 £27,000 per annum.

The total potential rent from the property is circa £57,000 per annum.

TENURE

The property is available Freehold.

QUOTING PRICE

Quoting £625,000 for the freehold interest.

VAT

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

PLANNING

We understand the commercial property benefits from Use Class E planning.
We understand the residential property benefits from planning for use within C3 - dwellinghouse.

N.B. All parties are advised to make their own enquiries..

BUSINESS RATES/COUNCIL TAX

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

Rateable Value: £34,500

Rates Payable: £13,179

The residential property is Council Tax Band C.

N.B. All parties are advised to make their own enquiries.





EPC

The commercial property has an Energy Performance rating of B (43).
The residential property has an Energy Performance rating of E (52).

N.B. All parties are advised to make their own enquiries.

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.

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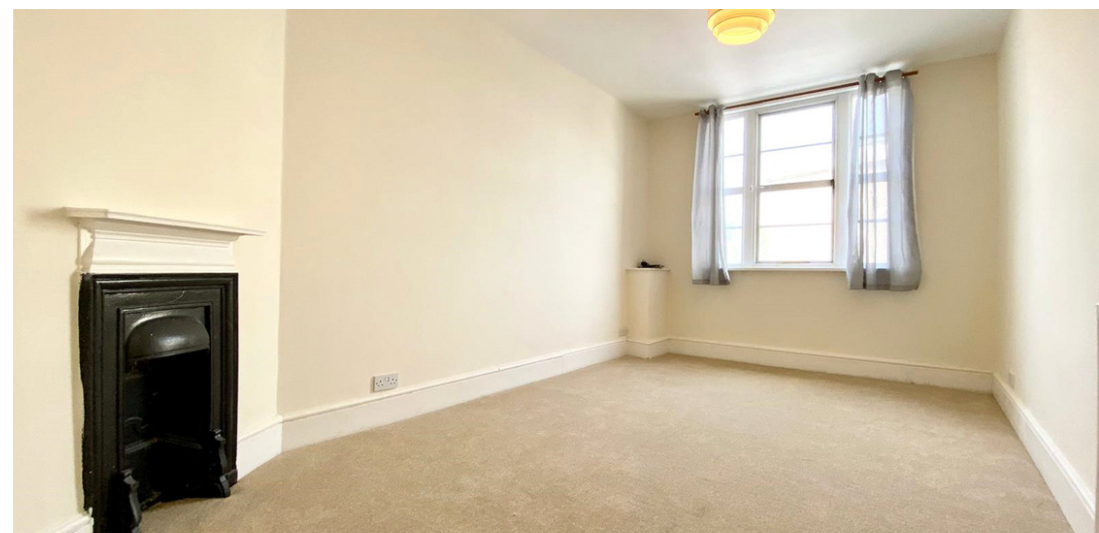
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VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent: **BURSTON COOK**

SUBJECT TO CONTRACT

MARCH 2026



CONTACT

CHARLOTTE BJORØY BArch

0117 934 9977

Charlotte@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN