

MIXED USE INVESTMENT PROPERTY—FOR SALE

329 Southmead Road, Southmead, Bristol, BS10 5LW



- Mixed Use Investment Freehold FOR SALE
- Ground Floor Use Class E and further First floor residential accommodation with sitting tenant
- Quoting £350,000
- Approximately 1,440 sq ft (133.73 sq m)
- Front garden/Outdoor restaurant seating

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**
0117 934 9977

LOCATION

The property is located in a prominent position on the busy Southmead Road with high levels of passing vehicle traffic. The site has excellent public transport links. Southmead Road has a mix of commercial and residential routes and borders Southmead Hospital. Neighbouring retailers include various independent stores and restaurants.

DESCRIPTION

The ground floor property comprises a fully fitted restaurant. There is a large open plan restaurant area with 32 covers, with bar and single W.C and additional outdoor space to the front. To the rear of the property are three storerooms and a commercial kitchen fitted with commercial extraction. The unit carries laminate effect floors and spotlighting throughout. Services include gas, a wet central heating system, electrics and water.

The first floor flat offers a large kitchen/dining room/lounge, two bedrooms, and a family bathroom. The flat carries a mix of carpets, laminate floors and tiles, has painted plastered walls, and has been fitted with spotlights. Services include a wet central heating system.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor Commercial	466	43.31
Ground Floor Ancillary	385	35.81
First Floor Residential	588	54.61
Total	1440	133.73

TENURE

The property is available freehold.

QUOTING PRICE

£350,000 for the freehold investment.

VAT

All prices are exclusive of VAT if applicable.



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

TENANCIES

Property	Term	Rent per Annum	Description
Ground Floor Commercial	01/02/2020 – 21.01.2026	£15,600	Ground floor restaurant premises with indoor and outdoor seating. Rear fully fitted commercial kitchen.
First Floor Residential	NA	£10,200	First floor two bed residential accommodation Let on a rolling contract since 30th May 2023.

PLANNING

We have assumed the demise has the following planning uses and advise all enquiring parties make their own searches.

Ground Floor Unit: Use Class E – therefore suitable for a wide range of uses.

First floor Unit: Use Class C3– Dwellinghouse

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £12,500 for 2024/2025

Prospective tenants may therefore benefit from an element of small business rates relief.

EPC

The property has an energy performance rating of C (74).

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: Charlotte Bjoroy

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk

Tom Coyte MRICS

0117 934 9977

tom@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2025



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