

# MIXED USE FREEHOLD FOR SALE ON PRIME PITCH

43 Gloucester Road, Bishopston, Bristol, BS7 8AD



- Class E Retail unit and first floor residential accommodation situated on a busy and retail parade
- Approximately 1,985 sq ft (184.42 sq m) over ground and first floor
- Quoting £500,000 for the freehold
- High levels of footfall and passing vehicle traffic

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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)



LOCATION

The property occupies a prominent position fronting onto Gloucester Road within a popular and established retail location, serving the residential suburbs of Bishopston. Nearby amenities include Boots, Costa, Subway and various independent retailers.

DESCRIPTION

The property comprises a mid terrace mixed use freehold with ground floor commercial a rear courtyard and a first floor two-three bed flat.

The shop front is glazed and benefits from a porch area which offers further sales space. To the rear, there is an a kitchenette, WC, and an additional courtyard which can be used for sales space. There is further basement storage space with 1.61m of head height. The sales area is fitted with a mix of wood effect laminate flooring resin floor, and the property carries painted plastered walls throughout. The property benefits from LED lighting, and services include water, electricity and an alarm.

Access to the flat is from the front, within the porch. The first floor flat comprises a large open plan kitchen dining room with two bedrooms, a large lounge, family bathroom and two cupboards. The property has been fitted to a high standard throughout and could offer a third bedroom in place of the current lounge. There is a fire exit off the kitchen which leads to the courtyard.

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
Porch	143	13.30
Ground Floor	790	73.40
Basement	266	24.75
Courtyard	376	34.90
Total	1,199	111.39
Residential		
First Floor Flat	786	73.03
TOTAL	1,985	184.42



**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.





### TENURE

The property is available to purchase freehold with vacant possession, subject to the occupational leases. The properties can be sold with the existing leases in place or vacant possession can be ascertained with a surrender of the ground floor commercial lease, alongside notice to the residential tenants.

Premises	Date	Term	Rent	ERV
Ground Floor Commercial	27.11.2020	26.11.2025	£16,000	£22,500
First Floor Flat	25.04.2024	AST rolling (2 months notice)	£14,700	£19,200
<b>TOTAL</b>			<b>30,700</b>	<b>£41,700</b>

### BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £15,000 for 2024/2025.

### PLANNING

We have assumed the ground floor commercial benefits from planning for its existing use as retail within Class E, and the residential demise benefits from C3 Dwellinghouse.

### VAT

We are of the understanding the property has not been elected for VAT.

### EPC

The commercial property has an Energy Performance rating of C (55).  
The residential accommodation has an Energy Performance Rating of C (69).

### 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 BArch  
Tel: 0117 934 9977  
Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

### SUBJECT TO CONTRACT

June 2025

**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.

