

FOR SALE – COMMERCIAL PROPERTY WITH VACANT POSSESSION

The Former Stream Bakery, Bristol Road, Hambrook, Bristol, BS16 1RF



- Rare opportunity to acquire a freehold commercial property with vacant possession
- Most recently occupied by a microbrewery and suitable for a wide variety of commercial uses
- Guide price £375,000
- Gross internal area of approximately 3,280 sq ft
- Potential for residential conversion subject to the relevant consents



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

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located in Hambrook in very close proximity to the M4 / M32 junction. The building fronts onto Bristol Road which can be accessed off the A4174 off junction 1 of the M32. The building benefits from a very high level of passing vehicle traffic offering a high profile position.

DESCRIPTION

The property comprises a period building which has most recently operated as a microbrewery. Prior to this, the property was occupied by a bakery.

There is a building to the front over ground and first floors and to the rear, there is additional ground floor storage with a large canopy over a loading bay which leads out to a yard and car parking area.

The building has been modified and extended over the years and now provides an opportunity for various types of commercial occupiers or possibly residential conversion subject to the relevant consents being obtained.

ACCOMMODATION

The property has the following approximate gross internal area:-

Total 3,280 sq ft (304.68 sq m)

TENURE

The property is offered for sale freehold with vacant possession.

BUSINESS RATES

Interested parties are advised to make their own enquiries in relation to the ratings assessment.

VAT

All prices quoted are exclusive of VAT. We understand that the property is not VAT elected.

PRICE

The guide price for the freehold interest with vacant possession is £375,000.

VAT

We have been advised that the property is elected for VAT.

EPC

D 99. A copy of this can be made available upon request.

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: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

July 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.

