

FREEHOLD OPPORTUNITY – FOR SALE

4–6 Horfield Road, St Michaels Hill, Bristol, BS2 8EA



- Freehold for sale with vacant possession
- Excellent opportunity for an owner occupier, investor or developer
- Comprising ground floor commercial space with additional first floor ancillary commercial accommodation
- Net Internal Area of 1,243 sq ft
- Guide price of £340,000, exclusive



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 occupies a prominent position on Horfield Road in St Michaels, in the centre of Bristol. The property benefits from a high level of passing vehicle traffic providing excellent visibility to the property. The BRI hospital, Bristol University and The Clifton Triangle are all within walking distance of the property.

DESCRIPTION

The property comprises a commercial unit most recently occupied by a specialist running retailer. No 4 is arranged over ground floor (with a basement) and the upper floors have been sold off long leasehold. No 6 comprises the whole building and is arranged over ground and first floors.

The property has a predominately glazed frontage with a large sales area. At ground floor level there is a small kitchenette and separate treatment room plus the storage area.

There is a rear door that leads out to a covered courtyard with bin storage and rear access. An internal staircase leads up to a large storage area, office and WC at first floor.

DEVELOPMENT POTENTIAL

The property offers potential for redevelopment to residential use. Whilst no planning consent exists, please refer to indicative plans provided for the following potential schemes which have been prepared by the vendors architect:-

Proposed 01 - 3 bed house.

Proposed 02 - 2 bed house and one bed apartment.

ACCOMMODATION

In accordance with the RICS Code of Measurements Standards, the property has the following approximate net internal area:-

4 Horfield Road		
Ground floor	387 sq ft	(35.92 sq m)
6 Horfield Road		
Ground floor	533 sq ft	(49.52 sq m)
First floor	324 sq ft	(30.06 sq m)
Total	1,243 sq ft	(115.50 sq m)

TENURE

The property is available for sale freehold with vacant possession. We understand that the property is held via two separate Titles.

PRICE

The guide price for both No 4 & No 6 is £340,000.

BUSINESS RATES

The property has a Rateable Value of £5,600, which means that an occupier is likely to qualify for Small Business Rates Relief subject to eligibility. We would recommend that interested parties make their own enquiries in this regard.

PLANNING

We have assumed that the property benefits from a full and unrestricted planning consent for use as a retail shop within Use Class E.

EPC

Rating—C (58).

VAT

We understand the property is not VAT elected.

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.

