

FOR SALE – FREEHOLD WITH GARAGE AND YARD ON THRIVING PITCH

63-63A Stoke Hill, Stoke Bishop, Bristol BS9 1EP



- Part let freehold with vacant possession on the upper floors— Ideal to suit an owner occupier or investor
- Affluent Bristol suburb of Stoke Bishop
- Ground floor retail unit let for £9,600 per annum—upcoming rent review in June 2026
- Planning approved for a ground and first floor three bed apartment—25/15220/F
- Guide price – £400,000

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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LOCATION

The property is situated in a very prominent position fronting onto Druid Hill within a popular neighbourhood retail parade serving the upmarket densely populated residential communities of Stoke Bishop and Sneyd Park. Occupiers along the parade include a convenience store, hairdressers, office uses, barber and restaurant uses.

DESCRIPTION

The property comprises a substantial ground and first floor end terrace building benefitting from a single garage, side and rear yard. The property comprises a retail unit on the ground floor offering sales space, rear kitchenette and W.C. facilities. There is further commercial space on the first floor.

PLANNING

Planning has been approved for the conversion of the garage and first floor to a three bed residential dwelling offering living space on the ground floor, three bedrooms, a kitchen on the first floor and family bathroom. Planning Application 25/15220/F

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
63 Ground Floor	476	44.24
63a Ground Floor	144	13.35
First Floor	405	37.60
Total	1,025	95.19

NB. The first floor GIA is 632 sq ft (58.72 sq m)

TENURE

Freehold.

The ground floor of 63 Stoke Hill is let to Insight Cycles Limited, dated 18th June 2020 for a term of 10 years. The passing rent is £9,600 per annum with a rent review in June 2026. The lease has been excluded from sections 24-28 of the LLTA 1954.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following rateable value:

	63 Stoke Lane		63a Stoke Lane	
	Rateable Value	Rates Payable	Rateable Value	Rates Payable
Current	£8,300	£3,569	£5,300	£2,279
From 01.04.26	£7,700	£3,311	£4,900	£2,107

GUIDE PRICE

The guide price of the freehold interest as a whole is £400,000.

VAT

We understand the property is not elected for VAT.

EPC

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:

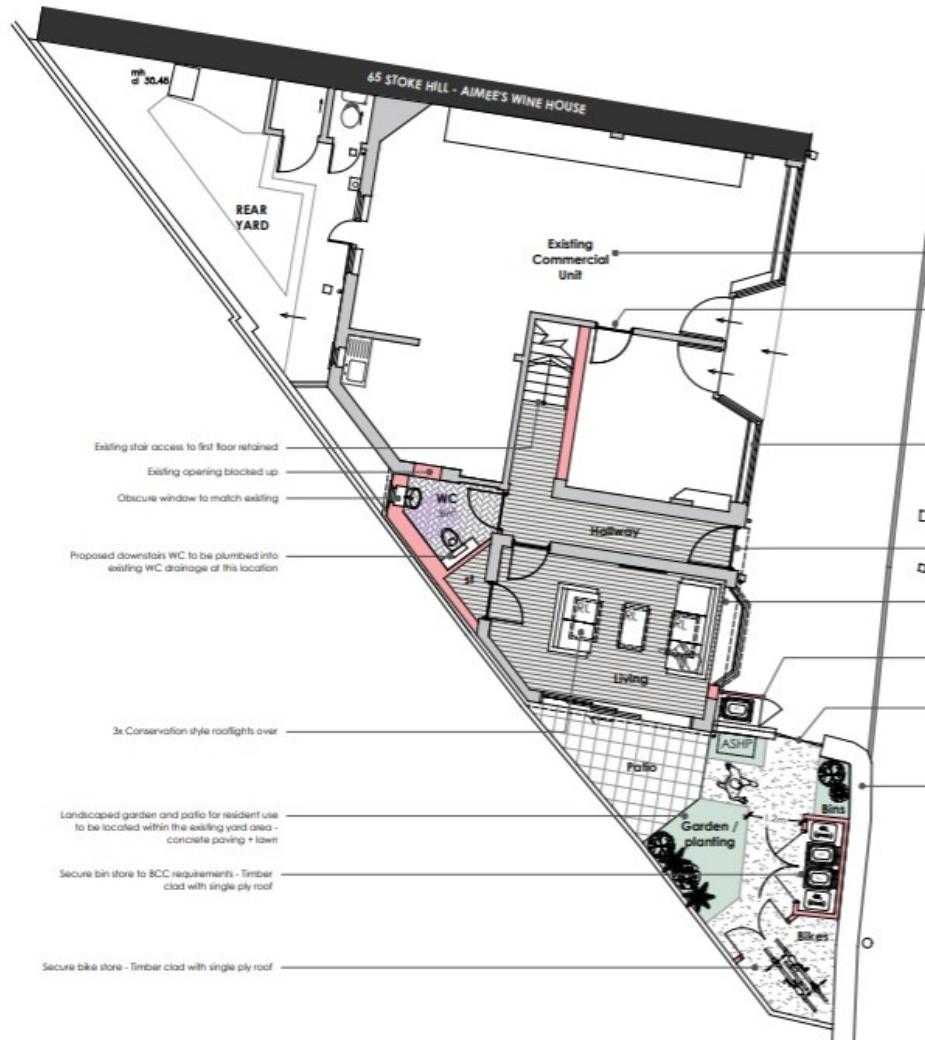
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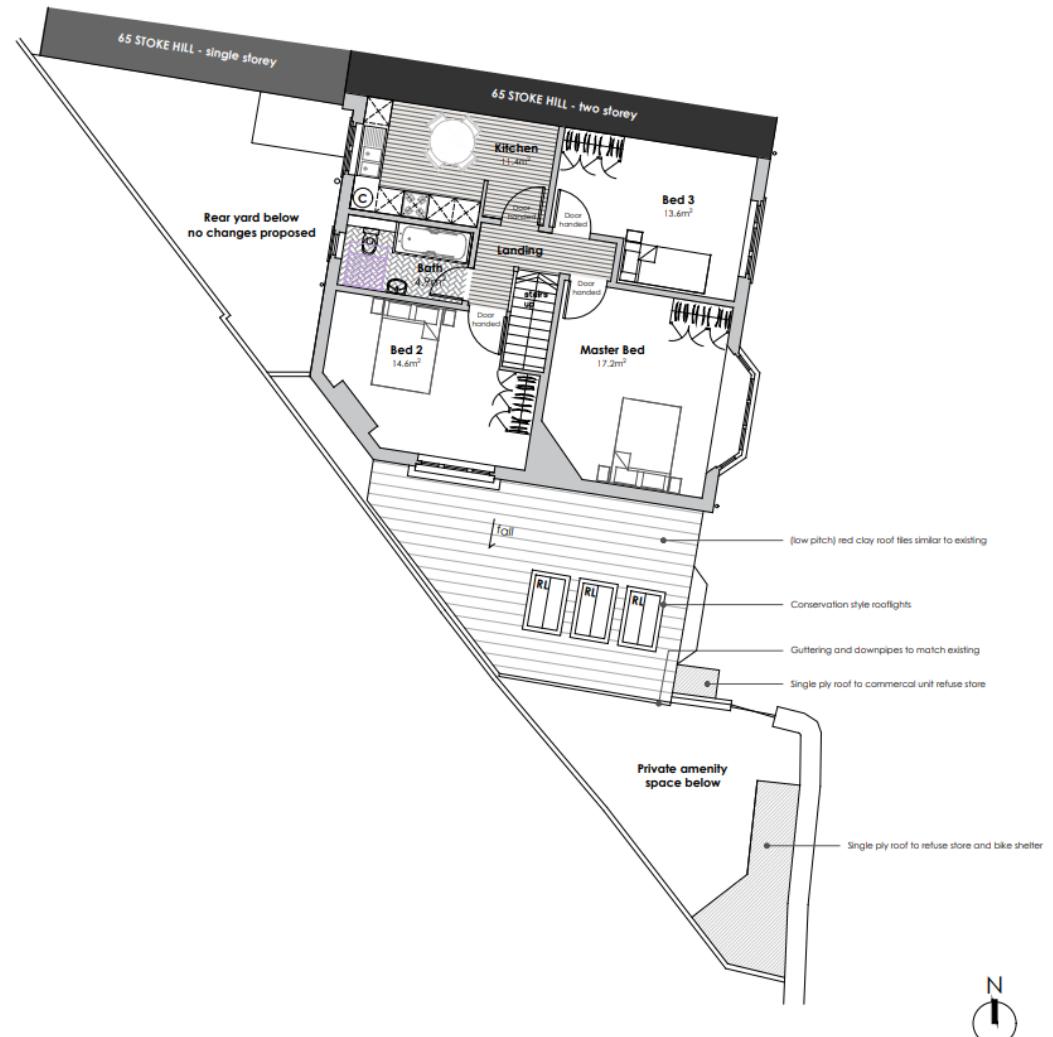
SUBJECT TO CONTRACT

February 2026





Ground Floor



First Floor

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