

FOR SALE – FREEHOLD WITH GARAGE AND YARD ON THRIVING PITCH

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



- Commercial freehold property – to suit owner occupier, investor, or developer in an affluent Bristol suburb of Stoke Bishop
- Comprising:-
 - 63 Stoke Hill - A ground floor shop and rear garden currently let at £9,600 per annum - upcoming rent review in June 2026
 - 63a Stoke Hill - A commercial unit over part ground and first floor (vacant possession)
 - Garage and yard (vacant possession)
- Excellent development opportunity with planning granted for a 3-bed maisonette over part ground and first floor
- Guide price - £400,000 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.

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LOCATION

The property is situated in a very prominent position fronting onto Stoke Hill within a popular neighbourhood retail parade serving the upmarket densely populated residential communities of Stoke Bishop and Sneyd Park. Nearby occupiers include The Coop and Post Office, hairdressers, office uses, barber and restaurant uses.

DESCRIPTION

The property comprises a substantial end terrace building offering two commercial units, a single garage, yard and rear garden. The commercial demise at 63a (arranged over ground and first floor), the garage and yard are all sold with vacant possession, The commercial demise at 63 Stoke Hill (ground floor) offers sales space with a rear courtyard and W.C and is let to a bike shop.

The property offers an excellent opportunity for redevelopment and has planning consent granted to create a three bed dwelling in addition to the existing retail investment.

TENANCIES

There is a lease on the ground floor of 63 Stoke Lane 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.

The remaining parts of the property are sold with vacant possession.

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
63a 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.





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

N.B Tenants are therefore likely to qualify for full small business rates relief.

PLANNING

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

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

The property has an energy performance rating of C (55).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with the UK Money Laundering Regulations, we are legally required to undertake customer due diligence on all clients, prospective tenants, and, where applicable, beneficial owners, including verification of identity and source of funds. These checks form an integral part of our compliance obligations and will be conducted during the course of negotiations. You will therefore be asked to provide appropriate identification and supporting documentation to enable us to proceed with the transaction in line with statutory requirements.

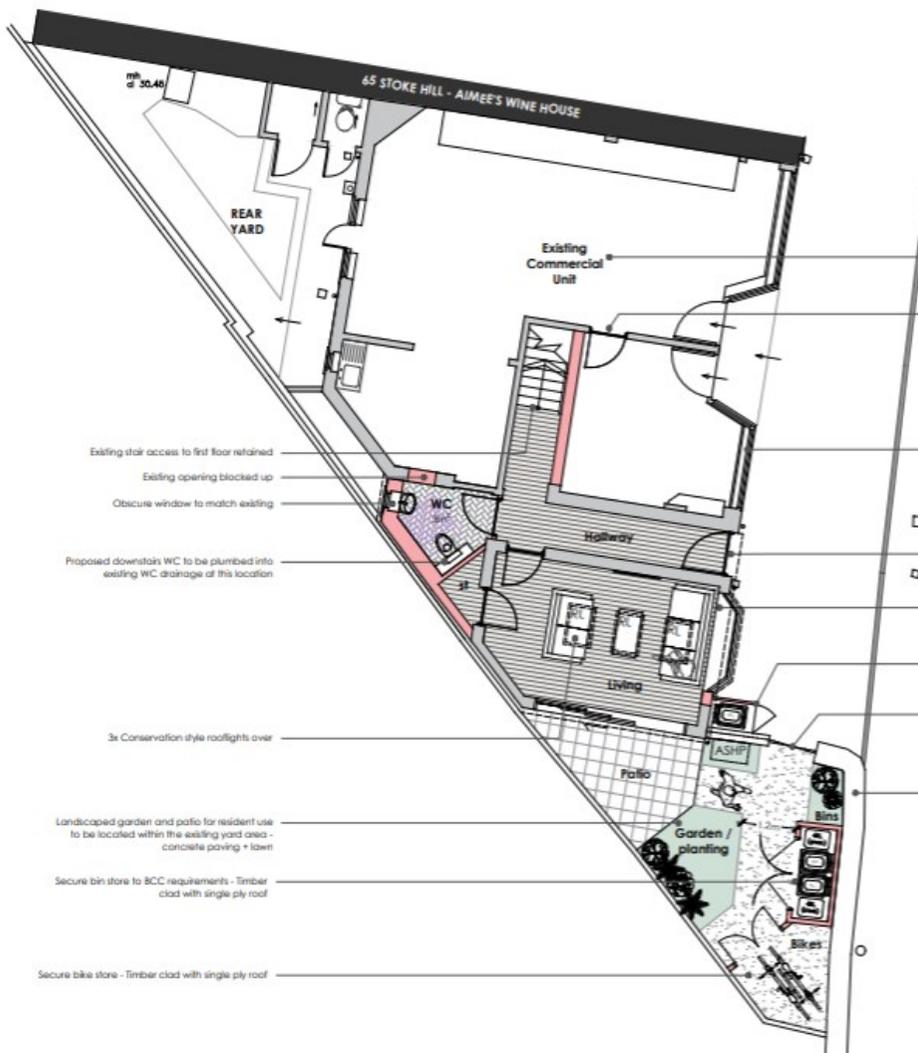
VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent: **Burston Cook**

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SUBJECT TO CONTRACT

February 2026



Ground Floor



First Floor

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.

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