

FREEHOLD INVESTMENT FOR SALE ON NORTH STREET

16 North Street, Bedminster, Bristol, BS3 1HW



- A ground floor investment property for sale let to Taylors Estate Agents with a vacant rear bed sit
- Fantastic location on the ever-popular North Street
- Passing rent of £7,000 per annum. Scope for rental growth at the next review.
- Approximately 335 sq. ft (31.09 sq m) of commercial with 208 sq ft (19.28 sq m) residential bed sit
- Quoting £175,000

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

This popular area is located in the south of Bristol approximately 2 miles from Bristol Temple Meads station and 1 mile south of Bristol city centre. North Street benefits from an excellent mix of occupiers including several popular restaurants, successful bars and a range of local and national retailers. The area has high levels of footfall and benefits from a close proximity to Ashton Gate Stadium.

DESCRIPTION

The property comprises a ground floor retail unit, let to Taylors Estate Agents. The ground floor is interconnected with 14 North Street which is held under separate ownership and does not form part of the property for sale. To the rear is a one bed bedsit equipped with a kitchenette and shower room.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the approximate net internal floor area:

Area	Sq ft	Sq m
Commercial	335	31.09
Residential (GIA)	208	19.28

TENURE

The investment property is available freehold. The occupational lease is dated 2021 to Countrywide Estate Agents and runs for a term of 10 years. There is a tenant break at the end of year 5 and the passing rent is £7,000 per annum. There is scope for further uplift at the next open market review, later this year.

PLANNING

I understand the property benefits from planning for use as an Estate Agency practice within Class E.

We understand the residential parts benefit from planning for use within C3—dwellinghouse.

All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £17,500 from April 2026.

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VAT

All prices are exclusive of VAT.

EPC

The property has an energy performance rating of C (54).

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

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SUBJECT TO CONTRACT

April 2026

