

# HIGH QUALITY USE CLASS E PREMISES—FOR SALE

24-26 Station Road, Shirehampton, Bristol, BS11 9TX



- High-quality, ground floor property with fully glazed frontage in a prominent position on Station Road
- Benefiting from Class E planning use and would therefore suit a range of uses to include office, retail, and medical.
- Approximately 831 sq ft (77.20 sq m).
- Quoting £190,000 for the long leasehold interest, available with vacant possession

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](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is located on Station Road in Shirehampton, within close proximity to The Parade and the High Street. Shirehampton is a popular and densely populated suburb of Bristol, located within 3 miles of the city centre and benefitting excellent road and rail links; being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

## DESCRIPTION

The property comprises a high quality, self-contained ground floor office with fully glazed frontage. Internally, the property is predominantly open plan with a meeting room and storeroom currently in-situ which are constructed of stud partitioning, enabling the property to be adapted to suit a variety of needs.

The property benefits from a fully fitted kitchen and shower room. The specification includes carpeting, suspended ceiling and recessed LED lighting, gas central heating, and perimeter power points.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 831 sq ft (77.20 sq m).

## TENURE

The suite is available with vacant possession and is held Long Leasehold for a term of 999 years from September 2007.

## QUOTING PRICE

£190,000 per annum exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of **£11,750** from 1st April 2026.

*N.B. Tenants are likely to qualify for full small business rates relief, subject to their application with the VOA.*

## EPC

The property has an energy performance rating of C (70).

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

## VAT

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

## 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

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk

## SUBJECT TO CONTRACT

May 2026



## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

