



## FOR SALE - VACANT POSSESSION

 LONG LEASEHOLD  
FOR SALE IN  
SHIREHAMPTON

 SIZE (NIA)  
839 sq ft  
77.20 sq m

£ QUOTING PRICE  
£190,000



## THE OPPORTUNITY

- High-quality, ground floor property with fully glazed frontage in a prominent position on Station Road
- 'Class E' use and therefore suitable for a variety of uses i.e. medical, office & retail
- Approximately 831 sq ft (77.20 sq m) NIA
- Quoting £190,000 for the long leasehold interest - sold with vacant possession.

## 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.

## PLANNING

We understand the property benefits from Use Class E planning.

## TENURE

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

## 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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition): -

| AREA         | SQ FT | SQ M  |
|--------------|-------|-------|
| GROUND FLOOR | 831   | 77.20 |
| TOTAL        | 831   | 77.20 |

## QUOTING PRICE

Quoting £190,000 for the long leasehold interest.

## BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation as of April 2026:

Rateable Value: £11,750

Rates Payable: £4,488.50

*N.B. All parties are advised to make their own enquiries.*

## VAT

We understand the property is VAT elected.

## EPC

The property has an Energy Performance rating of C (70).

## LEGAL FEES

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

## 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.





#### **CONTROL OF ASBESTOS AT WORK REGULATIONS 2002**

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

#### **MISREPRESENTATION ACT 1967**

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

#### **AI DISCLAIMER**

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

#### **VIEWING AND FURTHER INFORMATION**

Strictly by appointment only through the sole agent:

#### **BURSTON COOK**

**SUBJECT TO CONTRACT**  
**MAY 2026**



#### **CONTACT**

**CHARLOTTE BJOROY BArch**

0117 934 9977

[Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)



#### **WEBSITE**

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



#### **ADDRESS**

Burston Cook, Lewins House,  
Narrow Lewins Mead, Bristol,  
BS1 2NN