19 PRINCESS VICTORIA STREET, BRISTOL, BS8 4BX

BURSTON COOK
0117 934 9977

- FREEHOLD FOR SALE WITH VACANT POSSESSION
- EXCEPTIONAL PITCH IN CLIFTON VILLAGE
- SUIT INVESTOR, OWNER OCCUPIER OR DEVELOPER
- SIZE (GIA)
  1,170 sq ft
  108.80 sq m
- £ GUIDE PRICE
  £625,000 exclusive

FOR SALE

VACANT POSESSION

THE OPPORTUNITY

A rare opportunity to purchase a freehold property on popular Princess Victoria Street in Clifton Village

- Very high footfall pitch on Princess Victoria Street
- To suit investor, developer, or owner-occupier
- Good-sized retail unit to suit a variety of retail, leisure, and commercial occupiers, including national occupiers
- Excellent investment opportunity
- Potential redevelopment opportunity to create residential accommodation above and/or to the rear of the shop
- Freehold for sale with Vacant Possession

LOCATION

Clifton is widely regarded as Bristol's premier business and residential address. Known for its elegant Georgian and Victorian architecture, independent boutiques, cafés, and restaurants, the area attracts a diverse mix of professional occupiers, creative businesses, and high-income residents.

The neighbourhood benefits from its proximity to the University of Bristol and the iconic Clifton Suspension Bridge, while Bristol Temple Meads and the M4/M5 motorway network are readily accessible.

The property is situated in the heart of Clifton Village and fronts onto the popular and bustling Princess Victoria Street. It is in close proximity to various independent and national traders, including Spicer and Cole, Crew, Chandos Deli, Zizzi, The Ivy, and Coop, to name a few.

DESCRIPTION

The property comprises a freehold building fronting onto Princess Victoria Street in Clifton Village.

The property is currently occupied by a shoe retail business and is now to be sold with vacant possession. The ground floor comprises a large sales area with partitioned storage to the rear. There is a loft space above the ground floor shop offering useful storage. There is an external courtyard to the rear which is accessed through the shop or via a self-contained access to the side of the shop. Within the courtyard is an ancillary store/office building in addition to a WC and access to basement storage beneath the shop.

The property could readily be let to a retail/leisure/commercial occupier to provide an excellent investment. Equally, the property would suit an owner occupier. The property also offers an excellent redevelopment opportunity to create residential units above and/or to the rear of the retail unit. The property has previously had consent to create new first and second floors to form 2 no. two-bed self-contained flats. Further details and drawings can be made available upon request.

PLANNING

We understand that the existing use is Class E – therefore suitable for a wide range of commercial uses.

The property has the following planning history:

Conversion of first and second floors and the construction of a third floor to form 5 no. self-contained flats, with installation of a door at ground floor, front elevation.
Ref. No: 02/04723/F | Status: Application Withdrawn

Extension and alteration to include new first and second floors to form 2 no. two-bed self-contained flats, with installation of a door at ground floor, front elevation.
Ref. No: 03/03390/F | Status: GRANTED subject to condition(s)

Further details can be made available upon request and interested parties are advised to make their own enquiries in relation to planning.

ACCOMMODATION

The property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND	916	85.15
BASEMENT	135	12.58
REAR STORE	119	11.07
TOTAL	**1,170**	**108.80**

LISTING
The property is not Listed.

TENURE
The freehold is available to purchase with Vacant Possession.

In terms of timeframes, the vendor is seeking exchange at the earliest with completion in March 2027.

GUIDE PRICE
£625,000

EPC
An Energy Performance certifican can be made available upon request

BUSINESS RATES
In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following assessment:

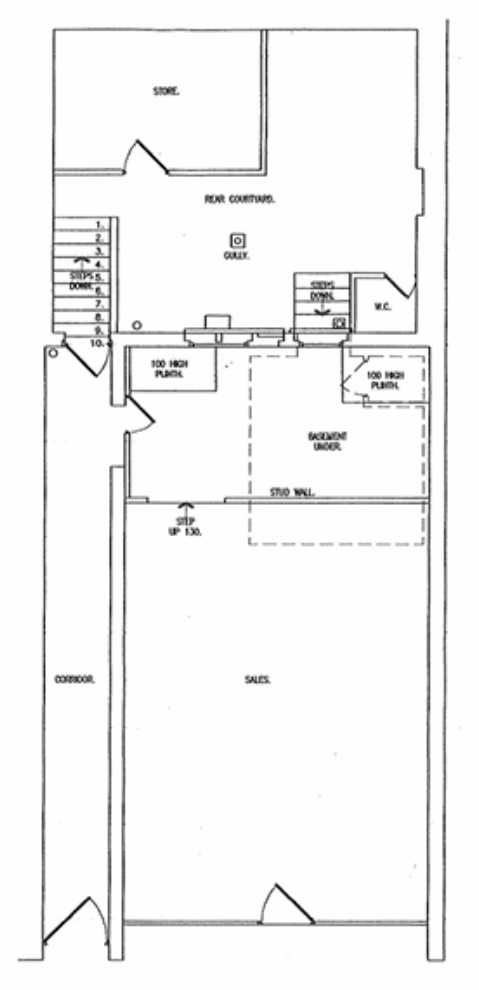
Rateable Value: £38,500
Rates Payable (2026): £14,707

NB The current occupier benefits from business rates relief and is currently paying £10,093 pa.

VAT
We have been advised that the building is not VAT elected.

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

GROUND FLOOR PLAN (as existing for guidance purposes only)



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 **SEPTEMBER 2026**

CONTACT

TOM COYTE MRICS

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ADDRESS

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INDICATIVE REDEVELOPMENT PLANS (for guidance purposes only)

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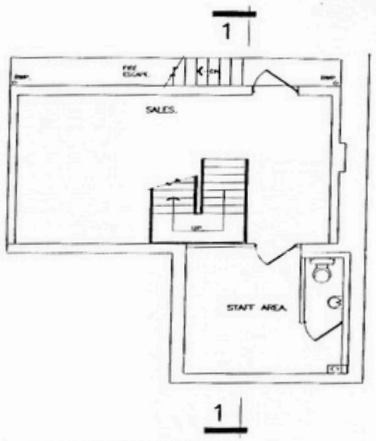
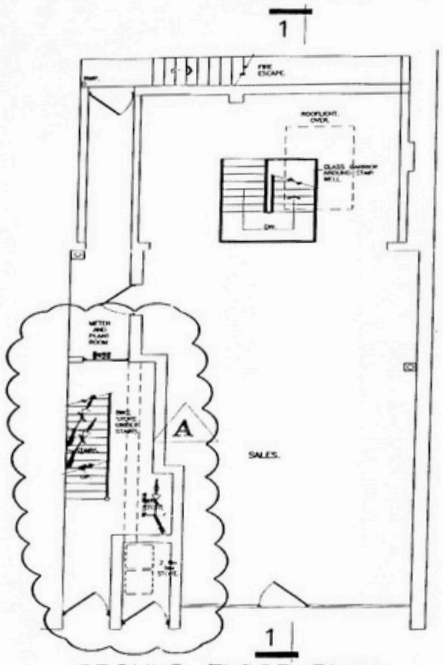
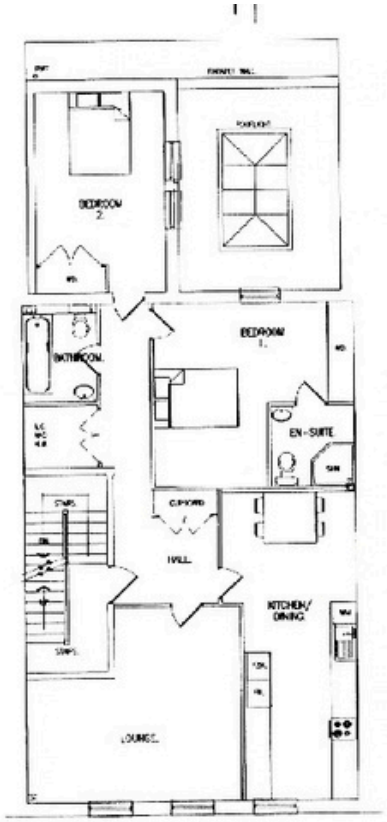


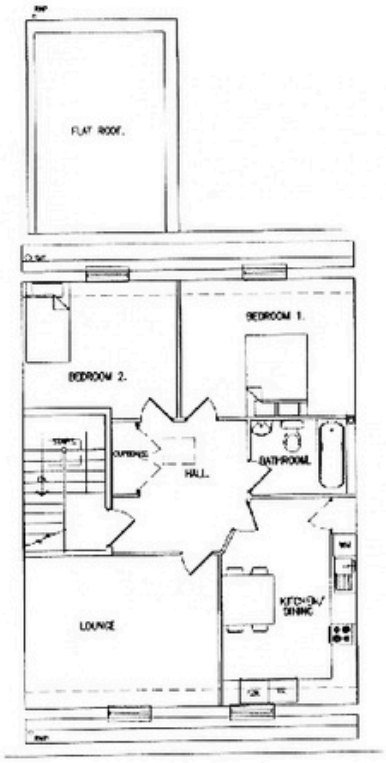
BASEMENT FLOOR PLAN.
SCALE 1:100.



GROUND FLOOR PLAN.
SCALE 1:100.



FIRST FLOOR PLAN.
SCALE 1:100.



SECOND FLOOR PLAN.
SCALE 1:100.

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