467C WELLS ROAD, KNOWLE, BRISTOL, BS14 9AG

BURSTON COOK
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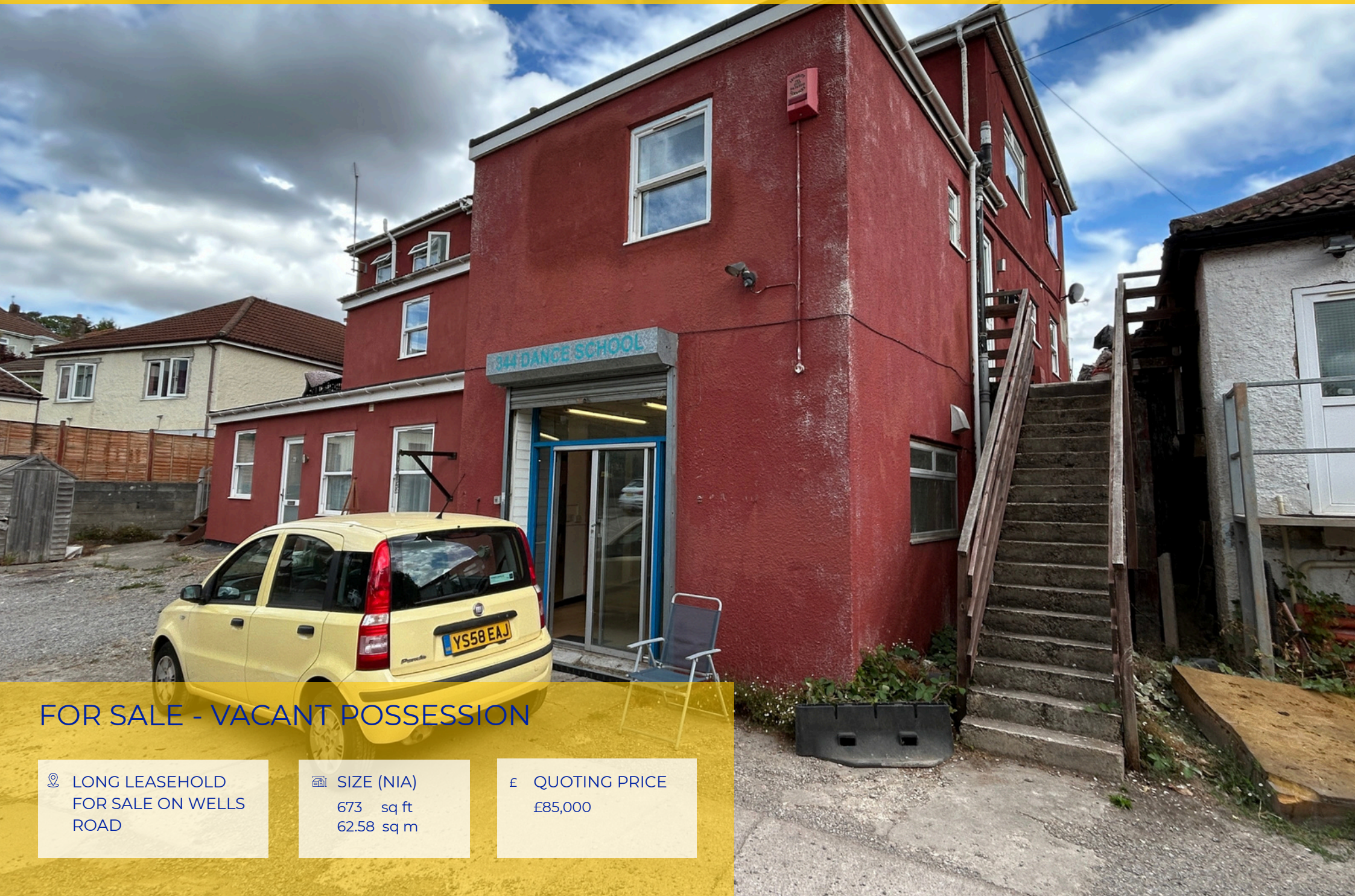

FOR SALE - VACANT POSSESSION

LONG LEASEHOLD
FOR SALE ON WELLS ROAD

SIZE (NIA)
673 sq ft
62.58 sq m

£ QUOTING PRICE
£85,000

THE OPPORTUNITY

- Ground floor property with glazed frontage situated to the rear of Wells Road
- 'Class E' use and therefore suitable for a variety of uses i.e. medical, office & retail
- Approximately 673 sq ft (62.58 sq m) NIA
- Quoting £100,000 for the long leasehold interest - sold with vacant possession.

LOCATION

The property occupies a prominent position on Wells Road, serving the residential suburbs of Totterdown and Knowle. There is a good level of footfall and excellent visibility to passing vehicle traffic, and it is a popular area for retail, Hot Food Takeaway, café/restaurant and residential occupiers. The property sits in near proximity to the proposed redevelopment site of the Boardwalk Shopping Centre which will create circa 800 new homes in the area.

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 99 years from 14th April 1995 at a peppercorn rent.



DESCRIPTION

The property comprises a self-contained lower ground floor commercial premises with a glazed frontage. Internally, the property offers open plan accommodation with a kitchenette and single W.C. The property has been fitted with laminate effect flooring, suspended ceiling and strip lighting. Services include electricity and water. There is one car parking space to the front of the property.

ACCOMMODATION

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

AREA	SQ FT	SQ M
GROUND FLOOR	673	62.58
TOTAL	**673**	**62.58**

QUOTING PRICE

Quoting £85,000 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: £4,350

N.B. Occipiers are likely to qualify for full small business rates relief. All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

An Energy Performance certificate has been commissioned and can be made available upon request.

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
OCTOBER 2026



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