86 SHIREHAMPTON ROAD, STOKE BISHOP, BRISTOL, BS9 2DR

BURSTON COOK
0117 934 9977



FOR SALE -MIXED USE INVESTMENT OPPORTUNITY

HIGHLY PROMINENT
MIXED USE
INVESTMENT FOR SALE

SIZE
1,810 sq ft
168.16 sq m

£ QUOTING PRICE
£475,000

THE OPPORTUNITY

A fantastic opportunity to acquire a mixed use investment in a prime position on Shirehampton Road in an affluent suburb - Stoke Bishop.

The key elements of the investment are as follows:-

- One three bedroom residential flat with self contained access - let on an AST for £16,800 per annum.
- Commercial unit let to 'Adams and Roots Accountants' producing £15,000 per annum, with a rent review in April 2027.
- Gross income of £31,800 per annum
- Large rear garden

LOCATION

The property occupies a prominent position fronting onto Shirehampton Road which serves the residential suburbs of Stoke Bishop and Combe Dingle, situated circa 5 miles to the north west of Bristol city centre.

With extremely high levels of passing vehicle traffic and ample footfall. The site is just a few minutes from the Portway and junction 18 of the M5.

DESCRIPTION

The commercial demise offers a reception to the front with a meeting room to the front, a large open plan rear office, rear meeting room, a store, kitchenette and two single W.C's. The property has been fitted with carpeted and vinyl floors, a suspended ceiling and office style lighting. Services include electricity, water and a wet central heating system. The frontage of the property is a UPVC framed glazed frontage and there is a roof lantern to the rear of the ground floor. There is a large rear courtyard currently demised to the shop.

The residential accommodation is accessible from the front and rear of the property and offers a kitchen, living room and three bedrooms as well as a family bathroom. The property carries a mix of carpeting and vinyl flooring, and pendants. The walls and ceilings are painted and plastered.

PLANNING

We understand that the commercial property benefits from a full and unrestricted planning consent for the existing use as a high street office within Use Class E.

We understand the residential accommodation benefits from Use Class C3 - dwellinghouse planning use.

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

ACCOMMODATION

The commercial 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	1,089	101.14
TOTAL	**1,089**	**101.14**

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

AREA	SQ FT	SQ M
FIRST FLOOR	455	42.31
SECOND FLOOR	266	24.71
TOTAL	**721**	**67.02**



TENURE
The property is available freehold, sold as a mixed use investment, subject to the occupational lease.

The ground floor shop is let to Adams Root Limited from 29th April 2024 for a term of 10 years. The passing rent is £15,000 per annum, exclusive, and there are open market rent reviews in 2027 and 2030. The lease has been excluded from the provisions of sections 24-28 of the Landlord and Tenant Act 1954.

The residential apartment is let as a single dwelling house for £16,800 per annum.

BUSINESS RATES
In accordance with the Valuation Office Agency the properties have the following assessments:-

Rateable Value: £17,750
Rates Payable: £6,780.50

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

COUNCIL TAX
The residential property is Council Tax Band B.

EPC's
The properties have Energy Performance Ratings as follows:

Ground Floor Shop = E (105)
Residential C (75)

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

VAT
All priced are exclusive of VAT, if applicable. We understand the property is not VAT elected.

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.





LEGAL FEES

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

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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