33 ASHTON ROAD, BEDMINSTER, BRISTOL, BS3 2EG

BURSTON COOK
0117 934 9977



FOR SALE -MIXED USE FREEHOLD OPPORTUNITY

MIXED USE SITE FOR SALE IN BEDMINSTER

SIZE
1,491 sq ft
138.52 sq m

£ QUOTING PRICE
£375,000

THE OPPORTUNITY

A fantastic opportunity to acquire a mixed use freehold property in a prime position on Ashton Road in Bedminster.

The key elements of the mixed use property are as follows:-

- One three bedroom residential apartment with self contained access - sold with vacant possession.
- Former restaurant, with an ERV of £15,000 - £16,000 - sold with vacant possession.

LOCATION

The property occupies a prominent position fronting onto Ashton Road which serves the residential suburbs of Bedminster, Southville and Ashton Gate, situated circa 2 miles to the south west of Bristol city centre, and 2 miles from Bristol Temple Meads.

The property is prominently located opposite Greville Smyth Park and a stones throw from Ashton Gate Stadium - home to Bristol Bears Rugby Club and Bristol City Football Club.

With extremely high levels of passing vehicle traffic and ample footfall, the site is just a few minutes from the Portway the Ac70, with direct links to Bristol Airport.

DESCRIPTION

The property comprises a ground floor former restaurant with a first floor three-bedroom apartment.

The ground floor property has an open plan dining area with 32 covers and a further bar section. To the rear of the property is a commercial kitchen (fitted with commercial extraction), and a further prep kitchen, storage and office, alongside development in the rear courtyard to include storage and a single W.C. The property carries tiled floors, painted plastered walls, and a suspended ceiling. The property benefits from a mix of office style lighting and roller security shutters. In terms of services the property benefits from water, electrics and gas.

Rear access leads to the first-floor apartment comprising a large kitchen, family bathroom, and three bedrooms. The apartment has been fitted with a mix of pendant and strip lighting and is carpeted throughout.

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	892	82.85
TOTAL	**892**	**82.85**

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	599	55.67
TOTAL	**599**	**55.67**



PLANNING
We understand that the commercial property benefits from a full and unrestricted planning consent for the former use as a restaurant 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.

TENURE
The property is available freehold - sold with vacant possession.

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

Rateable Value: £7,400
Rates Payable: It is likely that an occupier would qualify for full small business rates relief, subject to their application with the VOA.

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

COUNCIL TAX
The residential property is Council Tax Band a.

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

Ground Floor Shop = C (63)
Residential E (44)

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

VAT
All priced are exclusive of VAT, if applicable.

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 **NOVEMBER 2026**





CONTACT

CHARLOTTE BJOROY BArch

0117 934 9977

charlotte@burstoncook.co.uk

WEBSITE

www.burstoncook.co.uk

ADDRESS

Burston Cook, Lewins House,

Narrow Lewins Mead, Bristol,

BS1 2NN