

FREEHOLD FOR SALE WITH VACANT POSSESSION

6 Badminton Road, Downend, Bristol, BS16 6BQ



- Freehold high street office / retail unit for sale with vacant possession
- Located on popular Badminton Road in Downend
- Net Internal Area of Approximately 1,343 sq ft
- Suitable for a wide range of commercial uses (STP)
- Guide price of £265,000 exclusive
- To suit an investor or owner occupier.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
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LOCATION

Badminton Road in Bristol is a popular high street in the suburban area of Downend. The road has a mix of independent and national commercial occupiers along the pitch such as estate agents, retailers and restaurants and the property is located next door to a Sainsburys convenience store. There is a high level of footfall and passing vehicular traffic.

DESCRIPTION

The building comprises a high street office / retail unit arranged over ground and first floors, fronting onto the high street on Badminton Road. The ground floor predominantly comprises open plan office / sales space with male and female WCs and storage to the rear.

The first floor provides a stunning meeting room with full height glazing to the front and a kitchen and staff area to the rear. Externally there is a small courtyard to the rear of the property.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground floor	870 sq ft	(80.81 sq m)
First floor	473 sq ft	(43.95 sq m)
Total	1,343 sq ft	(124.76 sq m)

TENURE

The property is available freehold with vacant possession.

PRICE

£265,000 for the freehold.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

Rateable Value:	£20,750
Rates Payable (2024/2025):	£10,354.25

Interested parties are advised to verify this information direct with the VOA.



EPC

The property has an energy performance rating of B (47).

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



6 BADMINTON ROAD DOWMEND

SKETCH FLOOR PLAN FOR GUIDANCE PURPOSES ONLY.

GROUND

FIRST

