

Lot 19, Brislington Concourse, Bath Road, Bristol,

BS4 5BQ

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Substantial Retail Parade Investment

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Property Information

Substantial Retail Parade Investment

- Multi-let retail parade providing 23 shops and 1 flat
- Substantial neighbourhood scheme in densely populated residential area
- Prominent site extending to approximately 0.55 hectares (1.35 acres)
- Approximately 2,623.44 sq m (28,238 sq ft) of existing accommodation
- Immediate asset management opportunities
- Feasibility study created for 96 flats and 8 shops
- Includes large car park to the rear

Lot

19

Auction

6th May 2026

Rent

Gross: £189,227 per Annum Exclusive with 4 vacant units

Sector

High Street Retail, Residential, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

2 miles south-east of Bristol City Centre, 10 miles west of Bath

Roads

A4 Bath Road (direct access), A37, A4174 Ring Road

Rail

Bristol Temple Meads Station

Air

Bristol Airport

Situation

The property is located approximately 2 miles south-east of Bristol City Centre, positioned on the A4 Bath Road, a principal arterial route connecting Bristol with Bath. The property occupies a prominent roadside position with Victory Park and Brislington Meadows within a 5-minute walk.

The site is situated within a predominantly residential area, with the property fronting Bath Road and benefitting from rear access via Church Hill and Glenarm Road.

Tenure

Leasehold. Held from Bristol City Council on two separate leases with approximately 69 years and 71 years remaining at a current total ground rent of £10,200 per annum.

EPC

Please refer to the Legal Pack.

Description

The property comprises a prominent site extending to approximately 0.55 hectares (1.35 acres), currently providing 23 shops and 1 flat arranged over ground and part first floors.

The site provides approximately 2,623.44 sq m (28,238 sq ft) of existing accommodation. The property benefits from a pedestrianised frontage and rear car parking, with access via Church Hill and Glenarm Road.

A feasibility study was created in 2023 for a mixed-use scheme providing 96 apartments across 4 block and 8 ground floor retail units. A copy of the feasibility study is available in the legal pack.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review	Break Date
Unit 1 - The Concourse	Ground First	Retail Office	71.60 76.70	(770) (825)	RANAZ SERVICES 4 LTD	10 years from 24/11/2015 (Holding Over)	£8,250	-	-
Unit 2 - The Concourse	Ground First	Retail Ancillary	85.10 35.90	(916) (386)	INDIVIDUAL	5 years from 01/07/2015 (Holding Over)	£7,000	-	-
Unit 3 - The Concourse	Ground	Retail	26.38	(283)	VACANT	-	-	-	-
Unit 4 - The Concourse	Ground First	Retail Ancillary	103.61 36.39	(1,115) (391)	VACANT	-	-	-	-
Unit 5 - The Concourse	Ground	Retail/Ancillary	50.30	(541)	ALEXVAS 80 LIMITED	5 years from 22/03/2024	£7,800	22/03/2027	22/03/2027
Flat 1a - Brislington Hill	First	Flat	80.00	(861)	INDIVIDUALS	6 months from 18/02/2026	£16,800	-	-
Unit 11 - Brislington Hill	Ground First	Retail Ancillary	64.60 27.70	(695) (298)	INDIVIDUAL	Tenancy at Will	£8,177	-	-
Unit 13 - Brislington Hill	Ground First	Retail Ancillary	66.00 16.90	(710) (181)	INDIVIDUAL t/a GOA CLASSIC	20 years from 20/10/2010	£8,500	-	-
Units 1-5 - Brislington Hill	Ground First	Retail Office/Ancillary	211.51 60.11	(2,276) (647)	VACANT	-	-	-	-
Units 15-17 - Brislington Hill	Ground First	Retail/Office Office	108.85 51.97	(1,171) (559)	INDIVIDUAL t/a STAYSTRONG GYM	5 years from 16/12/2025	£14,400	16/12/2028	16/12/2027
Unit 19 - Brislington Hill	Ground First	Retail Ancillary	64.50 20.00	(694) (215)	KAYCIE KYLE BEAUTY LIMITED	15 years from 16/04/2014	£7,500	-	-
Unit 21 - Brislington Hill	Ground First	Retail Ancillary	87.10 21.50	(937) (231)	DC OCEAN FOODS LTD	5 years from 09/05/2025	£8,400	09/05/2027	09/05/2027
Unit 23- Brislington Hill	Ground First	Retail Ancillary	57.70 20.30	(621) (218)	PAPA JOHN'S (GB) LIMITED	15 years from 27/11/2019	£7,500	-	27/11/2029
Unit 25 - Brislington Hill	Ground First	Retail Ancillary	63.70 20.40	(685) (219)	INDIVIDUAL	4 years from 01/11/2024	£8,100	-	31/10/2026
Unit 27 - Brislington Hill	Ground First	Retail Ancillary	59.50 16.80	(640) (180)	INDIVIDUAL	2 years from 18/11/2024	£7,500	-	-

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Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review	Break Date
Unit 29 - Brislington Hill	Ground First	Retail Ancillary	62.20 22.30	(669) (240)	INDIVIDUAL	5 years from 03/08/2021	£7,600	-	-
Unit 31 - Brislington Hill	Ground First	Retail Ancillary	61.30 19.00	(659) (204)	VACANT (1)	-	-	-	-
Unit 33 - Brislington Hill	Ground First	Retail Ancillary	43.70 26.40	(470) (284)	BE PRACTICAL LIMITED	5 years from 26/08/2022	£7,200	-	-
Unit 35 - Brislington Hill	Ground First	Retail Ancillary	66.60 39.80	(716) (428)	INDIVIDUAL	5 years from 15/12/2023	£8,600	-	15/12/2026
Unit 37 - Brislington Hill	Ground First	Retail Ancillary	48.10 27.90	(517) (300)	NIGHT AND DAY EMERGENCY DENT BRISTOL LIMITED	15 years from 25/06/2024	£8,400	25/06/2029	25/06/2029
Unit 39 - Brislington Hill	First	Storage	388.71	(4,184)	VIRIDIAN DISTRIBUTION LIMITED	6 years from 24/06/2017 (Holding Over)	£13,500	-	-
Unit 39 - Brislington Hill	Ground	Retail	449.22	(4,835)	ST PETER'S HOSPICE LIMITED	10 years from 15/08/2017	£19,000	-	-
Unit 7 - Brislington Hill	Ground First	Retail Office	63.30 22.80	(681) (245)	SHIRT TALES LIMITED	5 years from 28/09/2022	£7,500	-	-
Unit 9 - Brislington Hill	Ground	Retail	65.70	(707)	INDIVIDUAL	2 years from 20/03/2024 (Holding Over)	£7,500	-	-
Total			2,623.44	(28,238)			£189,227		

(1) Heads of terms have been agreed for a new 5 year lease at £9,600 per annum to an independent cafe operator.
N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>).

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2024