

**Lot 30, 12 Charlton Road, Keynsham,  
Somerset BS31 2JA**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



**Freehold Commercial & Residential Development Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 30, 12 Charlton Road, Keynsham, Somerset BS31 2JA

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## Property Information

### Freehold Commercial & Residential Development Opportunity

- Comprises a former Funeral Parlour arranged over ground and first floors
- Change of Use and Redevelopment opportunities including Residential, Medical, Dentist and Professional Offices (subject to consents)
- Total approx. floor area 120.18 sq m (1,294 sq ft)
- 500 meters from Keynsham Railway Station and 100 yards from Keynsham High Street
- Well established retail and residential location
- Nearby occupiers include Tesco Express, Boots Pharmacy, Costa Coffee, Greggs, Superdrug, Iceland, Specsavers
- VAT not applicable

#### Lot

30

#### Auction

17th September 2026

#### Vacant Possession

#### Status

Available

#### Sector

Retail, High Street Retail,  
Development

#### Auction Venue

Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

### Location

#### Miles

5 miles south-east of Bristol City Centre, 7 miles north-west of Bath, 18 miles north-west of Chippenham

#### Roads

A4, A4175, A37, M32, M4 (J18)

#### Rail

Keynsham Railway Station (direct services to Bristol Temple Meads and Bath Spa)

#### Air

Bristol Airport

### Situation

The property is prominently situated on the north side of Charlton Road, close to its junction with Bath Hill. The property also benefits from being within walking distance to Keynsham High Street and Keynsham Railway Station. Nearby occupiers include Tesco Express, Boots Pharmacy, Costa Coffee, Greggs, Superdrug, Iceland, Specsavers and a range of independent retailers and cafés.

### Tenure

Freehold.

### EPC

Band E.

### Description

The property comprises a former funeral parlour arranged over ground and first floors which has the right to operate as a bungalow/commercial use.

### VAT

VAT is not applicable to this lot.

### Planning

The property may lend itself to full residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Bath & North East Somerset Council (<https://www.bathnes.gov.uk/>).

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## Tenancy & Accommodation

| Floor                     | Use                                    | Floor Areas<br>Approx sq m (1) | Floor Areas<br>Approx sq ft (1) | Possession |
|---------------------------|----------------------------------------|--------------------------------|---------------------------------|------------|
| Ground<br>Ground<br>First | Commercial<br>Loading Bay<br>Ancillary | 52.74<br>27.70<br>39.74        | (568)<br>(298)<br>(428)         | VACANT     |
| <b>Total</b>              |                                        | <b>120.18</b>                  | <b>(1,294)</b>                  |            |

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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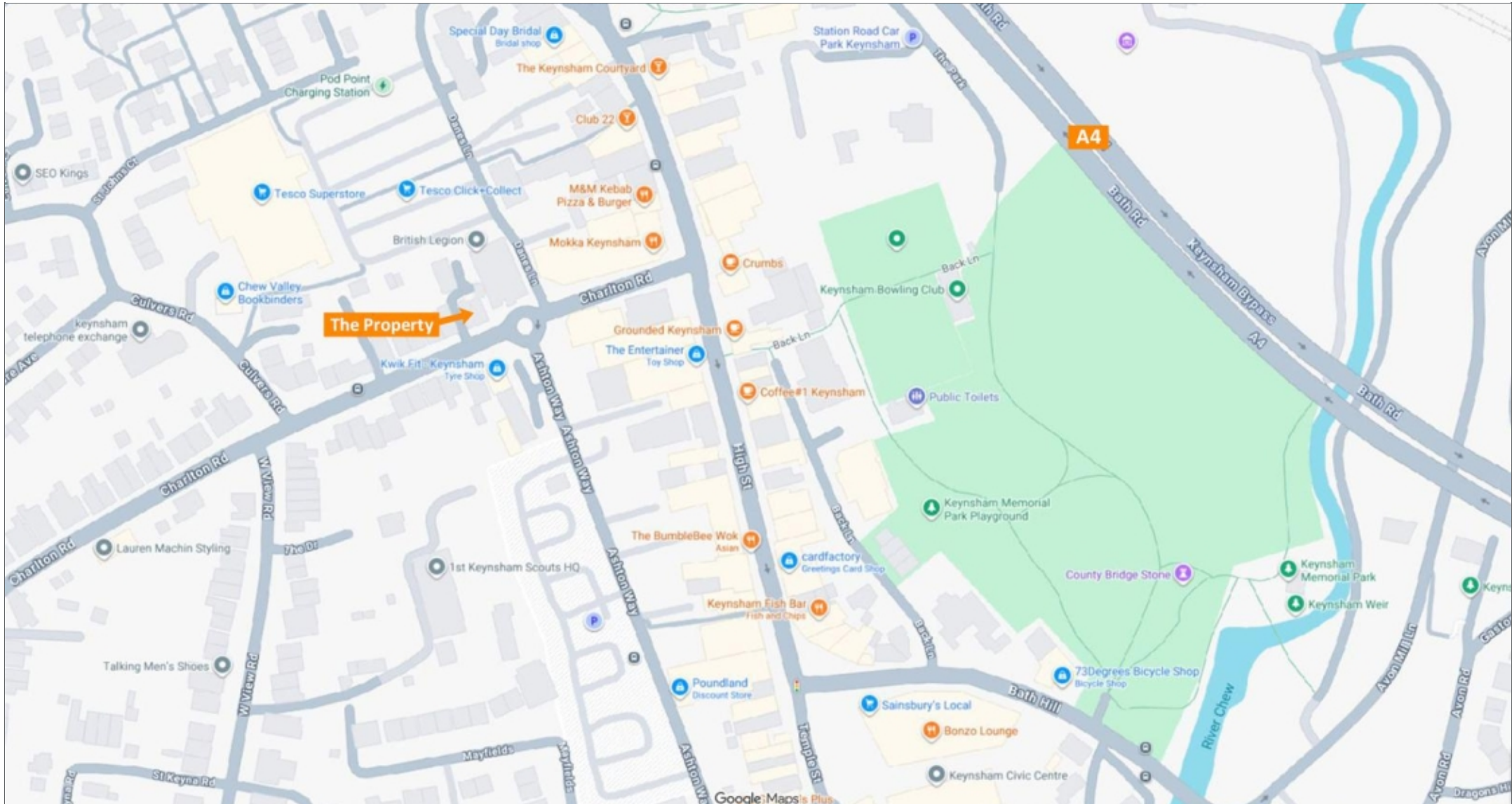
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## Contacts

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2024