

15 STATION ROAD, BRISTOL, BS11 9TU

GOODMAN LILLEY



For Sale – Mixed-Use Period Property with Exceptional Potential in Shirehampton's premier road, the ever popular Station Road.

Guide Price: £250,000. No Onward Chain

A rare opportunity to acquire a characterful period property situated on Shirehampton's premier road. Ideally located on Station Road (BS11 9TU), this substantial mixed-use building offers a versatile layout with exciting potential for redevelopment, subject to the necessary planning consents.

The ground floor features a spacious retail unit with a large cellar, offering ample storage or workspace. Above, a generously proportioned two-bedroom apartment provides light-filled accommodation with scope to modernise throughout. A private courtyard garden to the rear offers valuable outdoor space, and a spacious loft area presents further potential for conversion.

The property would suit a range of buyers – from investors and developers seeking to create two large self-contained flats, to owner-occupiers looking to transform it into a substantial family home. A fantastic opportunity to create something special in the heart of Shirehampton, close to the High Street, local amenities, and excellent transport links including Shirehampton Station.

Early viewing is highly recommended.

- · Period mixed-use property with huge potential
- Sizable three double bedroom apartment above with large loft with potential
- Excellent potential for conversion (subject to necessary planning consents)
- Premier Station Road in Shirehampton

- · Spacious ground floor with shop front to Station Road
- Large Private garden to rear
- In need of refurbishment ideal development opportunity
- · No onward chain



















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