



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.

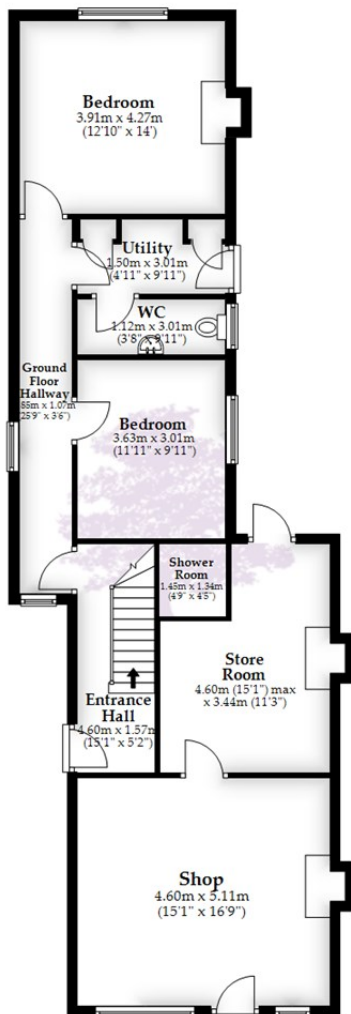
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- Period mixed-use property with huge potential
 - Sizable three double bedroom apartment above with large loft with potential
 - Excellent potential for conversion (subject to necessary planning consents)
 - Premier Station Road in Shirehampton
 - Spacious ground floor with shop front to Station Road
 - Large Private garden to rear
 - In need of refurbishment – ideal development opportunity
 - No onward chain



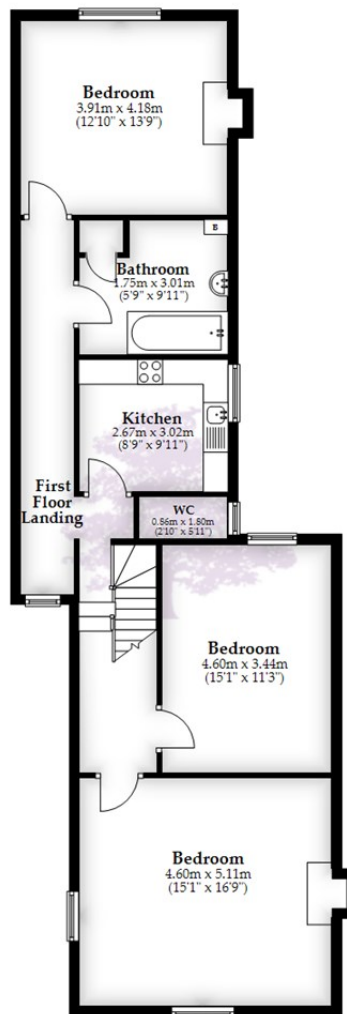
£250,000



Ground Floor



First Floor



Total area: approx. 183.3 sq. metres (1973.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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