



11 STATION ROAD,
SHIREHAMPTON, 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: £225,000.

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 two 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 with large cellar stoarge
 - Courtyard garden to rear
 - In need of refurbishment – ideal development opportunity
 - No onward chain



£225,000





Total area: approx. 176.8 sq. metres (1902.6 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 PlanLip.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.