

## 40 Westbury Lane, Coombe Dingle, Bristol, BS9 2PP

Sold @ Auction £195,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JUNE LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- TENANTED SHOP + FLAT
- POTENTIAL PLOT TO REAR
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT ( 1423 Sq Ft ) comprising RESTAURANT and 1 BED FLAT plus potential BUILDING PLOT at rear ( stp )

# 40 Westbury Lane, Coombe Dingle, Bristol, BS9 2PP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JUNE LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £120,000 +++  
SOLD @ £195,000

ADDRESS | 40 & 40a Westbury Lane, Combe Dingle, Bristol BS9 2PP

Lot Number 11

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon  
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold mid terraced mixed use property ( 1423 Sq Ft ) arranged over two floors comprising a ground floor restaurant with garage and outbuildings to the rear plus a self contained one bedroom flat with rear access on the first floor.

Sold subject to existing tenancies.

Tenure - Freehold  
Council Tax - A  
EPC - Flat D | Commercial B

### THE OPPORTUNITY

MIXED USE INVESTMENT

The property is to be sold subject to the existing tenancies producing a combined £16,000 pa  
We understand there is scope to increase the income in line with current market rents - please refer to the independent rental appraisal.

Restaurant Tenant  
Tenancy commenced 25th December 1996 for 20 years | Assigned on 2nd February 2005 and expired on 24th December 2016.  
Holding over @ £10,000 pa  
Please note there are arrears of circa £10,000 - please refer to online legal pack.

Flat Tenant  
Tenant in situ since 5th November 2008  
Let on periodic AST contract @ £500 pcm | £6,000 pa

POTENTIAL BUILDING PLOT TO REAR

Interested parties will note that other properties on the terrace have gained planning permission for the conversion of the garage and outbuildings into a residential dwelling.  
Please note no planning of this nature has been previously sought and is subject to gaining the necessary consents.

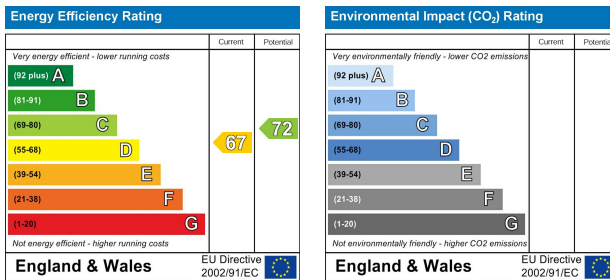
## Floor plan



Approximate total area\*  
132 m<sup>2</sup>  
1423 ft<sup>2</sup>

(\*Including balconies and terraces)  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIBAFF360

## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.