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

Auction Guide Price +++ £120,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- 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
ADDRESS | 40 & 40a Westbury Lane, Combe Dingle, Bristol BS9 2PP

Lot Number TBC

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"

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.

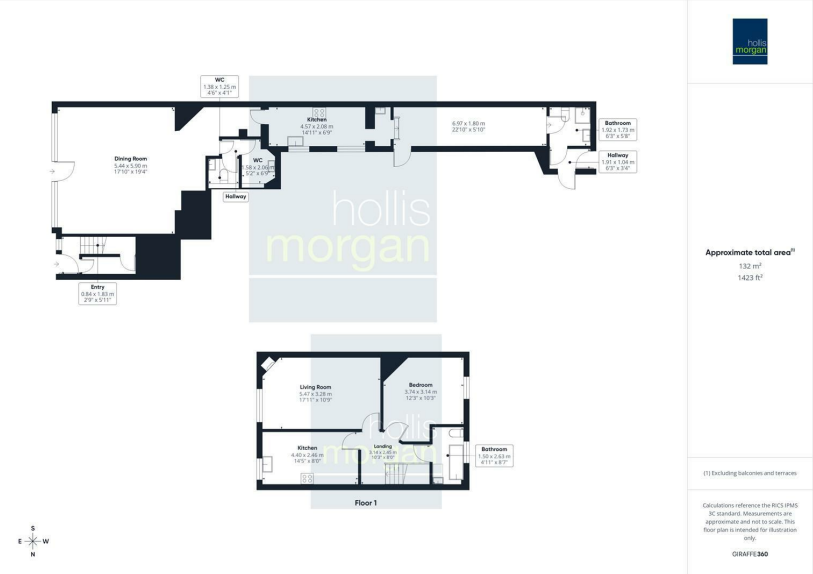
Restaurant Tenant
Tenancy commenced 25th December 1996 for 20 years | Assigned on 2nd February 2005 and expired on 24th December 2016.
Holding over @ £10,000 pa
Please note there are arrears of circa £10,000 - please refer to online legal pack.

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

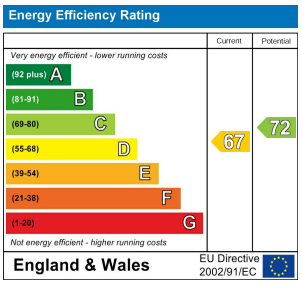
POTENTIAL BUILDING PLOT TO REAR

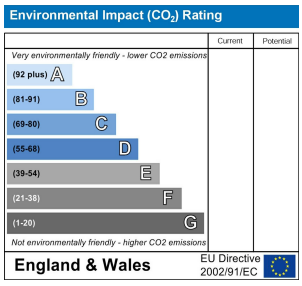
Interested parties will note that other properties on the terrace have gained planning permission for the conversion of the garage and outbuildings into a residential dwelling.
Please note no planning of this nature has been previously sought and is subject to gaining the necessary consents.

Floor plan



EPC Chart





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Auction Property Details Disclaimer

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