Hartnell Taylor Cook

In Partnership With CUSHMAN & WAKEFIELD

FOR SALE

274 North Street

Bedminster, Bristol, BS3 1JA

Former Bank Premises For Sale

3,894 sq ft

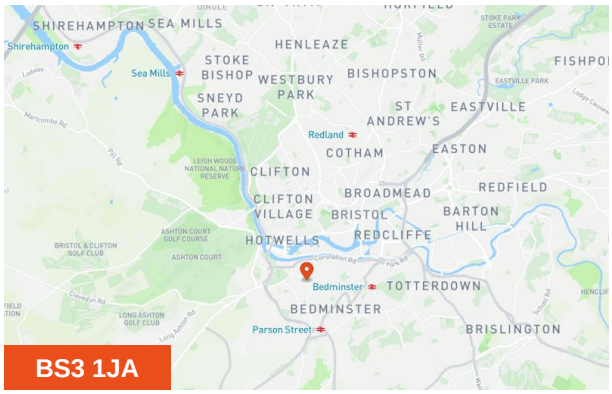
(361.76 sq m)

- Period detached building in heart of Southville
- Nearby operators include Tobacco Factory, Loungers, Pizzarova, Southville Deli, Bristol Beer Factory and other quality operators
- Car parking to the rear
- Freehold sale
- First floor flat sold via long leasehold

274 North Street, Bedminster, Bristol, BS3 1JA

Summary

Available Size	3,894 sq ft
Price	Offers in the region of £425,000
Rates Payable	£37,920 per annum
Rateable Value	£79,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The property comprises a two storey, detached building of traditional construction with an attractive appearance. Internally, the ground floor provides retail accommodation to the front, with additional rooms, offices and a strong room in the middle of the property. The first floor, accessed via a single internal staircase, comprises offices, a kitchen, staff room and WC facilities. Half of of the first floor has been sold on a long leasehold basis for 125 years from June 2007.

Please note that there is a historic restriction against the sale of alcohol. This is being investigated in order to provide clarity.

Location

North Street is the principal retail and leisure pitch serving Southville, one of Bristol's most sought after neighbourhoods. The area is renowned for its strong independent character, vibrant community and creative atmosphere, which has established North Street as a popular and well-established destination with a diverse mix of retail, leisure and food and beverage operators.

The area benefits from its proximity to the Tobacco Factory, which provides a theatre, bar and popular weekend market. The property is situated approximately 1.5 miles away from Bristol city centre, with Bristol Temple Meads railway station approximately 2 miles to the east. The area also benefits from strong transport links to the city centre and surrounding areas.

Nearby occupiers to the property include the original Loungers, Pizza Workshop, Southville Deli, Pizzarova and Burra.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	2,013	187.01	Available
Ground - Ancillary	1,023	95.04	Available
1st	858	79.71	Available
Total	**3,894**	**361.76**	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.

Viewing & Further Information

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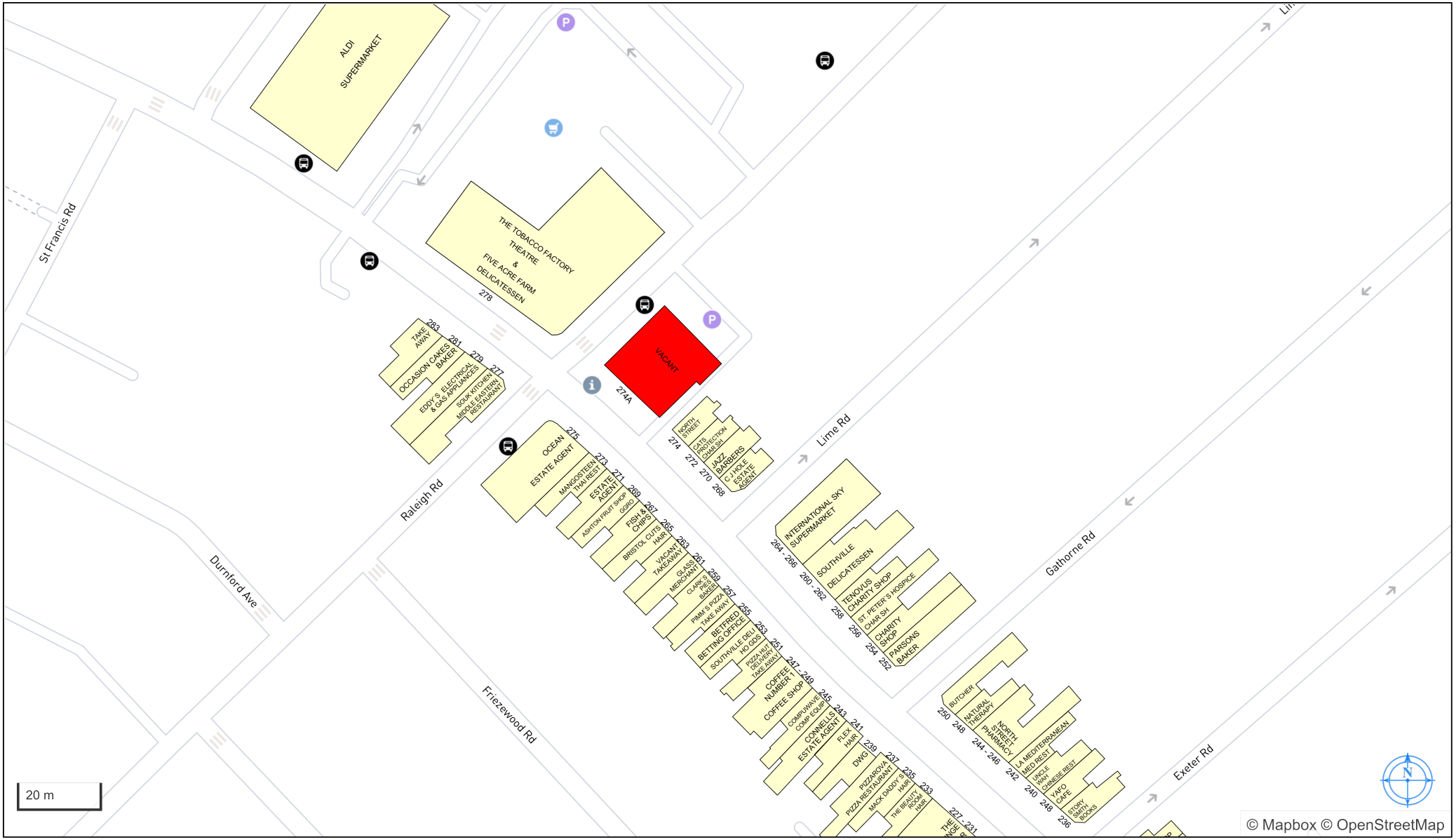
Bristol - Bedminster (NatWest Ashton Gate)

Modified: 03-Sep-26 13:17:01 / Surveyed: 01-Apr-25



Experian Goad Plan Created: 03/09/2026

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