



G R E G O R Y S  
— E S T A T E A G E N T S —

40 Albert Road  
Bristol, BS31 1AD

**Offers Over £400,000**



A substantial semi detached building, heavily extended to the ground floor and currently set up as a part commercial, part residential property. In recent years a long established hair dressers has been trading from the large shop frontage, which also benefits a secondary commercial area and toilet facilities. In addition to the commercial areas a four bedroom residential maisonette can be found, via its own private entrance, to the rear of the property on the ground floor and to the first floor. In its current layout the property would be perfect for any buyer looking to run a business, utilising the commercial, pedestrian frontage area and residing in the residential part of the building. Alternatively the purchase may be deemed appropriate for an investor looking to let both the commercial and residential areas as one or via two separate lets. Finally and due to the size of the accommodation, a conversion (subject to the relevant permissions) into three residential flats could see a healthy increase to the gross domestic value. The residential maisonette comprises as follows, an entrance hallway with direct access from the side driveway and with stairs leading to the first floor. A kitchen / diner and lounge, which in turn leads to the conservatory overlooking the garden. A ground floor bedroom and shower room complete the ground floor. To the first floor four bedrooms and a further bathroom can be found. The commercial area benefits two entrance doors to the front aspect, one large shop area and a further secondary shop area benefits. A rear lobby leads to two toilets and provides access to the rear of the building, where the residential gardens can be found. Positioned on the ever popular Albert Road, the premises benefit a driveway providing off street parking for multiple vehicles and a private rear garden. The property benefits from passing traffic and is only a short walk from Keynsham High Street & Train Station. Offered to the market with no onward chain.



MAIN SHOP 24' 11" x 19' 10" (7.60m x 6.05m)

SECONDARY SHOP AREA 13' 9" x 10' 7" (4.20m x 3.22m)

REAR LOBBY & TOILET FACILITIES

RESIDENTIAL

ENTRANCE HALLWAY

KITCHEN / DINER 23' 4" x 10' 10" (7.12m x 3.30m)

LOUNGE 15' 3" x 12' 6" (4.66m x 3.80m)

COSERVATORY 18' 1" x 7' 9" (5.50m x 2.35m)

GF SHOWER ROOM 11' 0" x 5' 3" (3.35m x 1.60m)

GF BEDROOM 15' 6" x 7' 11" (4.72m x 2.42m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 7" x 8' 10" (4.14m x 2.70m)

BEDROOM TWO 10' 6" x 9' 6" (3.20m x 2.90m)

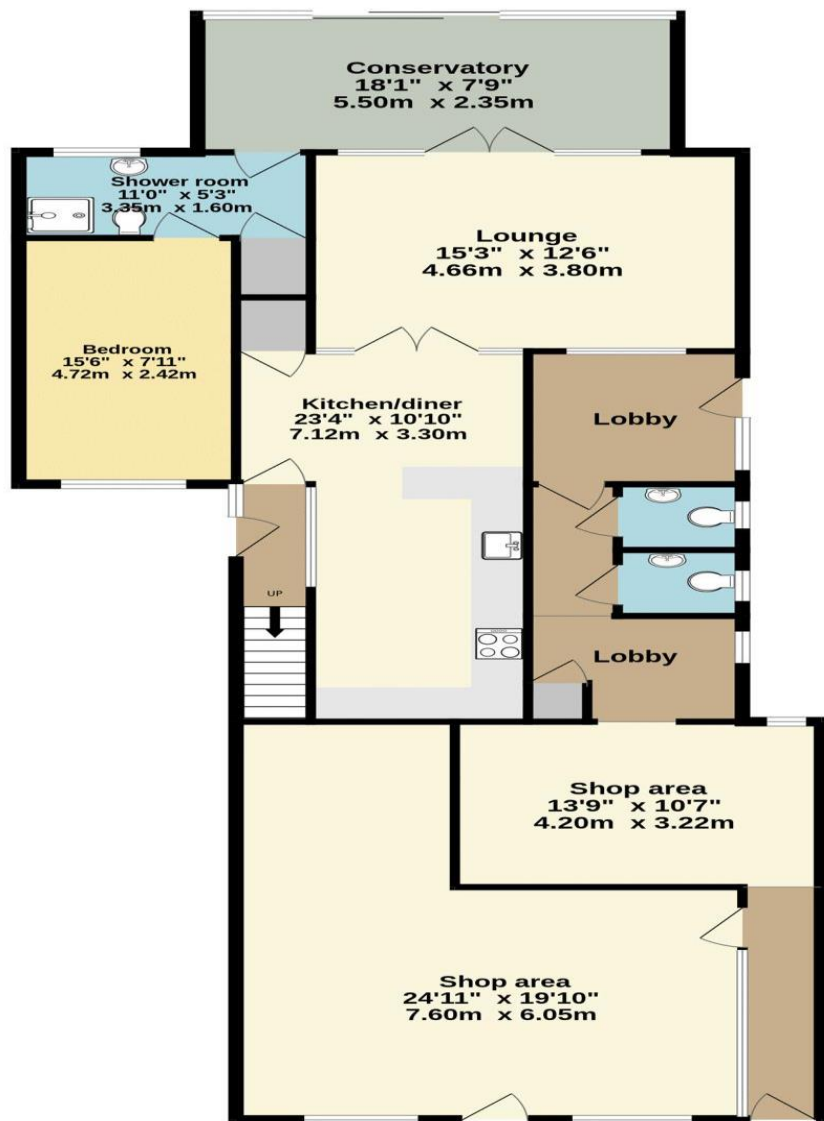
BEDROOM THREE 13' 7" x 6' 9" (4.15m x 2.05m)

BEDROOM FOUR 10' 6" x 6' 10" (3.21m x 2.08m)

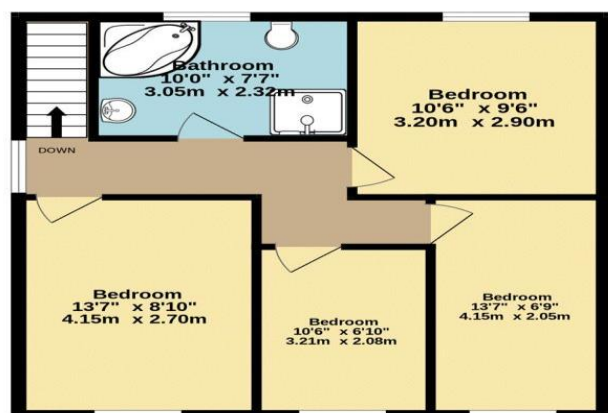
BATHROOM 10' 0" x 7' 7" (3.05m x 2.32m)







1st Floor  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 2130 sq.ft. (197.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

40a Albert Road  
Keynsham  
Bristol  
BS31 1AD

Energy rating

**D**

Valid until: **8 March 2033**

Certificate number: 9237-5227-2000-0801-5206

Property type

Ground-floor maisonette

Total floor area

110 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		