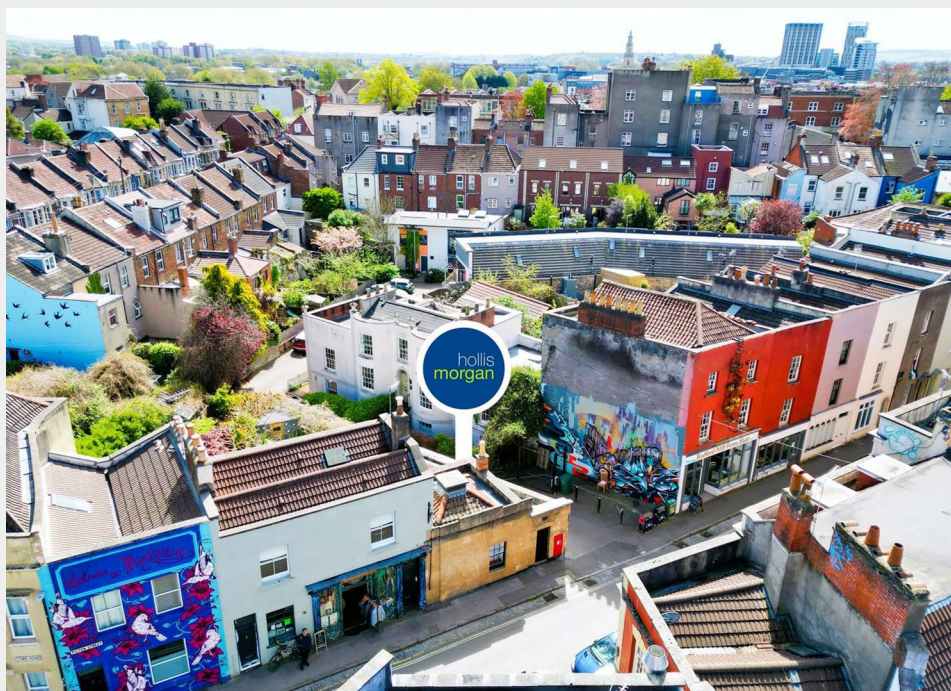


## The Old Gaol, 45 Picton Street, Montpelier, Bristol, BS6 5PZ

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
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# The Old Gaol, 45 Picton Street, Montpelier, Bristol, BS6 5PZ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 45 Picton Street, Montpelier, Bristol BS6 5PX

Lot Number TBC

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 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

The Old Gaol or Charley Box is steeped in history - a Freehold Grade II listed property built around 1830 and situated at the bottom of Picton Street, the first purpose built Georgian shopping street, in the heart of Montpelier known by many as the creative and artistic quarter in Bristol. Bristol did not set up their police force until 1836, so the Charley was given the powers to arrest and confine overnight anyone who disturbed the peace and, if necessary, transfer them to the magistrates the following morning. Back then the Old Gaol consisted of a very small room for the Charley and two barrel-vaulted cells, one of which still has its iron-studded door. Below street level there were two more vaulted rooms with a squint in the dividing wall.

In recent times the Old Gaol has been used for a wide variety of purposes including a hairdressing salon, a studio, a café and for many years a rental property and then a very popular Airbnb apartment with a music studio below.

There are steps up to the tranquil inner city courtyard garden is a sun trap with well-established trees and shrubs. Sold with vacant possession.

Tenure - Freehold

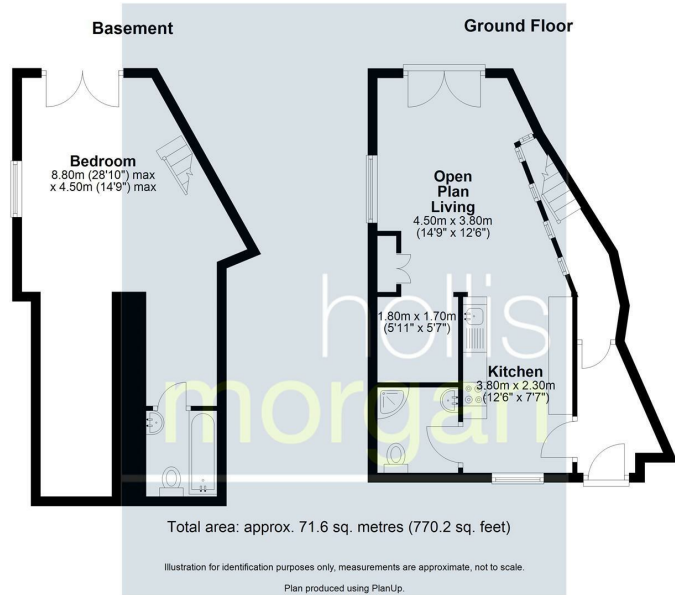
Council Tax - A

EPC - New EPC being prepared

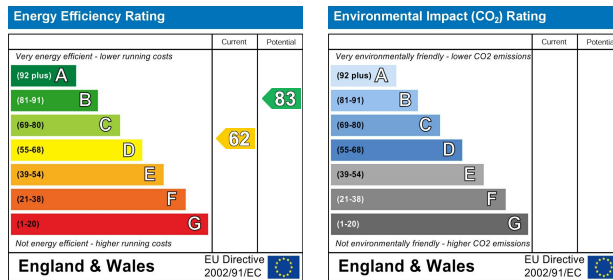
Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## Floor plan



## EPC Chart



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Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Please refer to our website for further details.