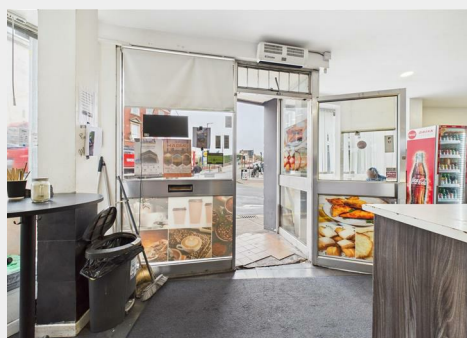


# 182 - 186, Lawrence Hill, Redfield, Bristol, BS5 0DN

Auction Guide Price +++ £120,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD COMMERCIAL INVESTMENT
- GROUND FLOOR CAFE + BASEMENT
- LET @ £14,500 PA | FRI
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Leasehold COMMERCIAL INVESTMENT Fully Let producing £14,500 pa comprising GROUND FLOOR CAFE + BASEMENT ( 1234 Sq Ft )

# 182 - 186, Lawrence Hill, Redfield, Bristol, BS5 0DN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 182 - 186 Lawrence Hill, Redfield, Bristol, BS5 0DN

Lot Number 41

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00

Noon

Registration Deadline is on Friday 6th February 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 Leasehold ground floor cafe occupying a prominent corner unit with excellent visibility and footfall. The unit comprises ground floor of 3 adjoining properties with a basement area for food prep and ancillary accommodation. Sold subject to exciting tenancy.

Tenure - Leasehold | Residue of 999 years ( refer to legal pack )  
EPC - E

### THE OPPORTUNITY

COMMERCIAL INVESTMENT

The property is sold subject to the existing tenants with approx 4.5 years remaining on an FRI Lease producing £14,500 pa  
Please refer to online legal pack for copy of the lease.

### LOCATION

The property is situated in the heart of Lawrence Hill and boasts excellent transport links providing easy access to the M32 and the nearby Lawrence Hill train station. The property benefits from a wide range of local shops, cafes and supermarkets that serve the local community both on Church Road and Old Market whilst the City Centre and Cabot Circus are within 1 mile.

### SOLICITORS & COMPLETION

Tim Adams  
Adams Burrows  
0117 970 2240  
tim@adamsburrows.co.uk  
www.adams-burrows.co.uk

### EXTENDED COMPLETION

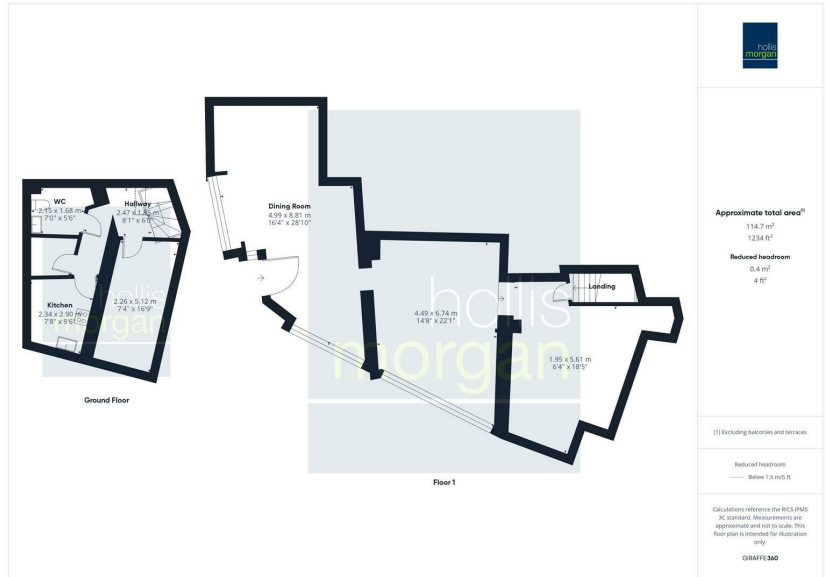
Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

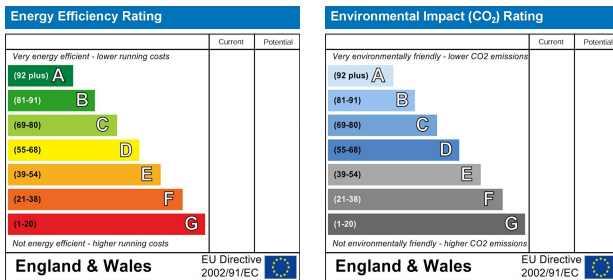
#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.  
We will send you an email and text to confirm the appointment time and the full property address.  
Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.