

30 The Mall, Clifton Village, Bristol, BS8 4DS

Sold @ Auction £500,000

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A vacant grade II listed CLIFTON VILLAGE FREEHOLD (2876 Sq Ft) with 5 Floors + Basement | RESI PLANNING granted to convert upper floors.

30 The Mall, Clifton Village, Bristol, BS8 4DS

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ APRIL LIVE ONLINE AUCTION ***

GUIDE PRICE £275,000 +++

SOLD @ £500,000

ADDRESS | 30 The Mall, Clifton Village, Bristol BS8 4DS

Lot Number 2

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30

Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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”

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

A Freehold period grade II listed property located on the iconic The Mall in the heart of Clifton Village close to the Clifton Club and Mall Gardens with excellent passing trade. The property is arranged over 5 floors plus a basement providing 2876 Sq Ft of accommodation and having most recently been occupied by an art gallery but offered with vacant possession.

Tenure - Freehold

EPC - D

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

MIXED USE INVESTMENT | DEVELOPMENT

The property has scope for an excellent investment.

The retail unit will produce circa £25,000 pa

The maisonettes will have a resale value of circa £400,000 + each once converted.

Please refer to independent rental appraisal.

RESIDENTIAL PLANNING | UPPER FLOORS

Planning and listed building consent was granted in November 2023 to convert the upper 4 floors into 2 x 2 bedroom maisonettes with independent access from The Mall.

Quote for reinstatement works can be found in the legal pack.

21/05760/F & 21/05761/LA

Change of use from retail to part retail / Class E and residential apartments: Refurbishment of ground and basement providing retail (Class E) use including storage and staff facilities. First to Fourth floor converted to two number two bedroom apartments.

UPPER FLOORS | ALTERNATIVE SCHEME

There is scope for alternative schemes on the upper floors such as a large single dwelling or 4 separate 1 bedroom flats.

Subject to gaining the necessary consents.

PLANNING GRANTED

Reference 21/05760/F

Alternative Reference PP-10324004

Application Received Wed 27 Oct 2021

Application Validated Tue 02 Nov 2021

Address 30 The Mall Bristol BS8 4DS

Proposal Change of use from retail to part retail / Class E and residential apartments: Refurbishment of ground and basement providing retail (Class E) use including storage and staff facilities. First to Fourth floor converted to two number two bedroom apartments.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 06 Nov 2023

LISTED BUILDING CONSENT

Reference 21/05761/LA

Alternative Reference PP-10324004

Application Received Wed 27 Oct 2021

Application Validated Tue 02 Nov 2021

Address 30 The Mall Bristol BS8 4DS

Proposal Change of use from retail to part retail / Class E and residential apartments: Refurbishment of ground and basement providing retail (Class E) use including storage and staff facilities. First to Fourth floor converted to two number two bedroom apartments.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 06 Nov 2023

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

LOCATION

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque “Village” offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. The Downs offers four hundred acres of green public space whilst Brunel’s Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

30, The Mall, 2 bedroom maisonette - £1600pcm - £1700pcm | 1 bedroom Apartments - £1300+ per property.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

30 The Mall, Clifton Village, Bristol, BS8 4DS

SOLICITORS & COMPLETION

Matt Jones
Michelmores
0333 004 3456
matt.jones@michelmores.com
<https://www.michelmores.com/>

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.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.
Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.
Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.
You will be automatically updated by email if any new information is added.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a

single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.
The "Register to Bid" button can be found on the auction home page or on the individual lot listings.
Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form
Stage 2 – Upload your certified ID
Stage 3 – Invitation to bid
Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

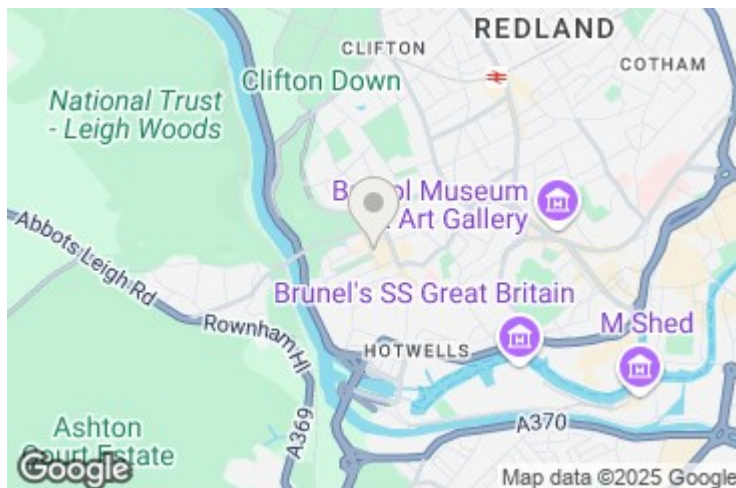
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit www.chillicharity.org.uk/ for more details or the Hollis Morgan Charity Page of our website.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area⁽¹⁾
 267.26 m²
 2876.76 ft²

Reduced headroom
 1.45 m²
 15.64 ft²

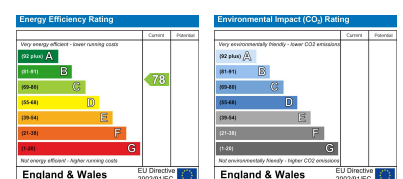
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ