



# MAGGS & ALLEN

115 EAST STREET  
BEDMINSTER, BRISTOL, BS3 4EX

Auction Guide £650,000+

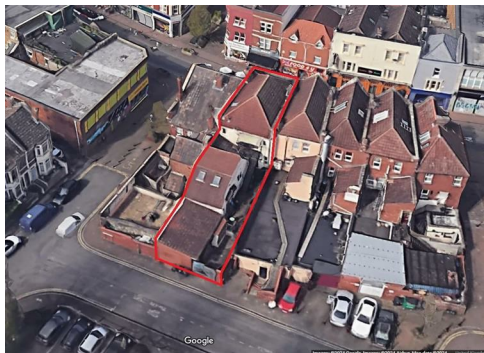
- SOLD PRIOR - 21 November Auction
- Substantial freehold mixed-use investment property
- Fully-let producing circa £60,900 PA
- Retail Unit / 3 Flats / Mews House / Large Rear Store
- Potential to increase rental income
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



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Auction Guide £650,000+



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 21 November 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment

#### SUMMARY

SOLD PRIOR - SUBSTANTIAL FREEHOLD MIXED-USE INVESTMENT PROPERTY - FULLY LET PRODUCING CIRCA £60,900 PER ANNUM

#### DESCRIPTION

A substantial freehold mixed-use investment property comprising a ground floor retail unit let to the charity organisation Sue Ryder and four residential dwellings (1 x 2-bedroom flat, 2 x 1-bedroom flat and 1 x 1-bedroom mews house). The property benefits from rear vehicular access and includes a large garage/store that may offer further development potential, subject to consents. The property is fully-let producing circa £60,900 per annum and there is scope to increase the rents on the residential units and improve the total annual income. A fantastic turnkey investment situated in an area of Bedminster undergoing significant redevelopment.

#### LOCATION

The property is situated in a busy and prominent position on East Street, Bedminster. There is easy access to a wide range of shops, bars, restaurants and cafes. The city centre and Bristol Temple Meads train station are both within easy reach.

#### SCHEDULE OF ACCOMMODATION

GROUND FLOOR SHOP - An extensive retail unit (approx. 109 m<sup>2</sup>) with rear store, office, kitchen and WC.

115A - Two-bedroom first floor flat (approx. 67 m<sup>2</sup>).

115B - One-bedroom second floor flat (approx. 34 m<sup>2</sup>).

115C - One-bedroom second floor flat (approx. 33 m<sup>2</sup>).

115D - One-bedroom rear mews house (approx. 54 m<sup>2</sup>).

#### TENANCY DETAILS

Shop - Let on a 6 year commercial lease at £17,100 PA from 25 June 2024

Flat A - £1,250 PCM (£15,000 PA) let on an AST

Flat B - £750 PCM (£9,000 PA) let on an AST

Flat C - £700 PCM (£8,400 PA) let on an AST

Mews House (Flat D) - £950 PCM (£11,400 PA) let on an AST

TOTAL: £60,900 PA

#### TENURE

The property is for sale on a freehold basis, subject to the tenancies detailed above.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Shop - C / 115A - C / 115B - D / 115C - D / 115D - E

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services.

Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

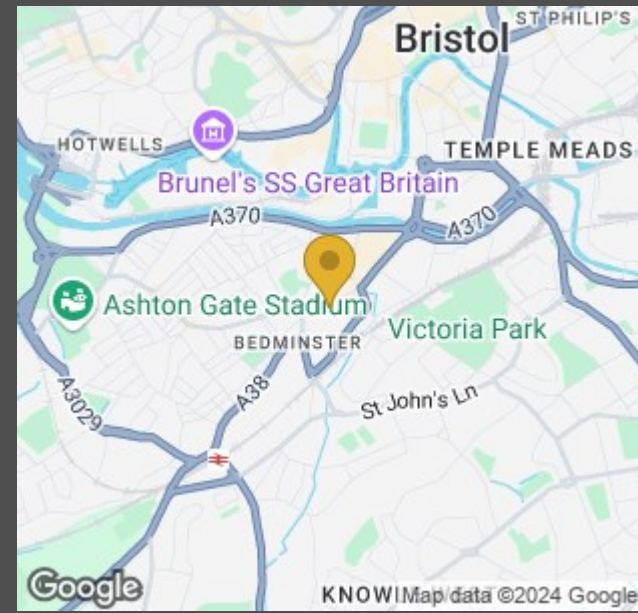
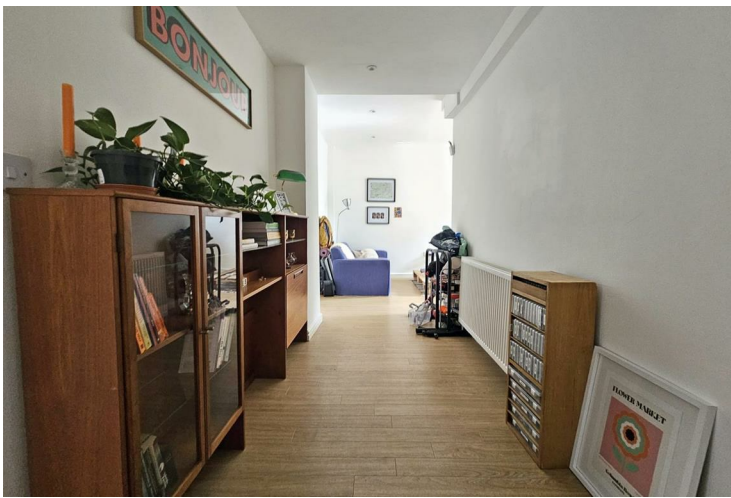
#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### 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.

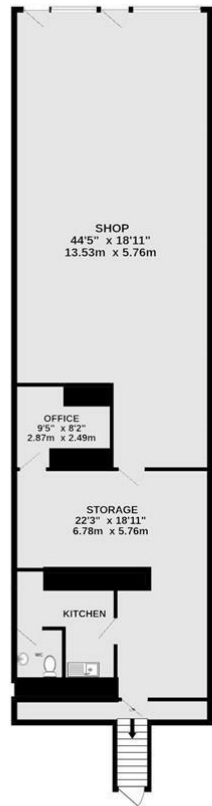




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



GROUND FLOOR SHOP



1ST FLOOR FLAT A



2ND FLOOR FLAT B & C



MEWS HOUSE (FLAT D)



1ST FLOOR MEWS HOUSE (FLAT D)



STORAGE ROOM



TOTAL FLOOR AREA: 3390 sq.ft. (314.9 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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