

MAGGS & ALLEN

82-84 HIGH STREET
PORTISHEAD, BRISTOL, BS20 6AJ

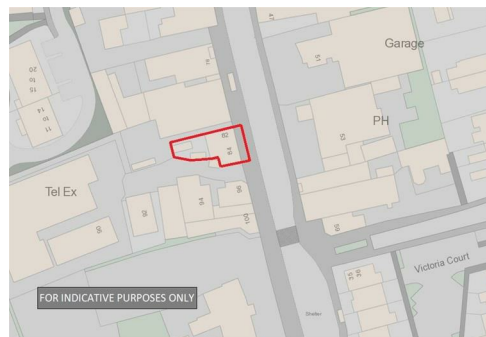
Guide Price: £240,000+

- 24 July LIVE ONLINE AUCTION
- Freehold mixed-use investment
- Prime position on Portishead High Street
- Potential rental income in excess of £34,000 PA
- Forecourt, rear garden and storage container
- 12-week completion



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

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

FREEHOLD MIXED-USE INVESTMENT - POTENTIAL RENTAL INCOME IN EXCESS OF £34,000 PER ANNUM

DESCRIPTION

Occupying a prominent High Street position in the heart of Portishead, this freehold mixed-use property presents a superb investment opportunity.

The ground floor features a well-proportioned, double-fronted retail unit of approximately 676 sq ft - ideal for a variety of commercial uses in a high footfall location. Above is a spacious two-bedroom flat with a private side entrance that offers excellent scope for refurbishment and strong rental returns. To the rear, the property benefits from a garden and additional storage container.

Offered with vacant possession, this versatile property is perfectly suited for investors with a potential rental income in excess of £34,000 PA, or for owner-occupiers looking to combine business and living space in a thriving coastal town.

LOCATION

The property is situated in a prime position on the thriving Portishead High Street. Other notable commercial occupiers in the vicinity include Impero Lounge, Coffee #1, Boots and Greggs. Portishead Marina is also within easy reach.

ACCOMMODATION

GROUND FLOOR SHOP (Approx. 676 ft²) - Comprising a main sales area, rear sales area, store room, kitchen and WC.

FIRST FLOOR FLAT (Approx. 734 ft²) - Comprising an entrance hall, living room, two bedrooms, kitchen, utility room and bathroom.

Please refer to floorplan for approximate room measurements and internal layout.

POTENTIAL RENTAL INCOME

Following the refurbishment of the first floor flat, we would anticipate the following rental income:

Ground Floor Shop - £20,000 Per Annum

First Floor Flat - £1,200 Per Calendar Month (£14,400 Per Annum)

TOTAL: £34,400 Per Annum

SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

COMPLETION

Completion for this lot will be 12 weeks from exchange of contracts or sooner by mutual agreement.

TENURE

The property is offered for sale on a freehold basis with vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Shop: D

Flat: F

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

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

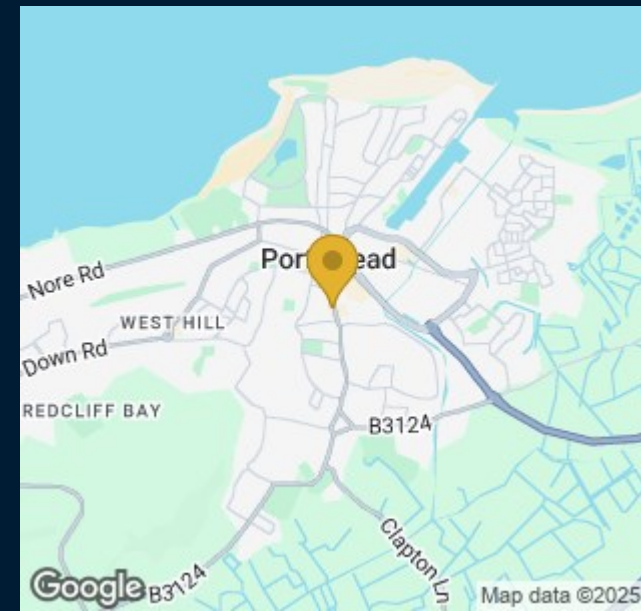
*GUIDE PRICE

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

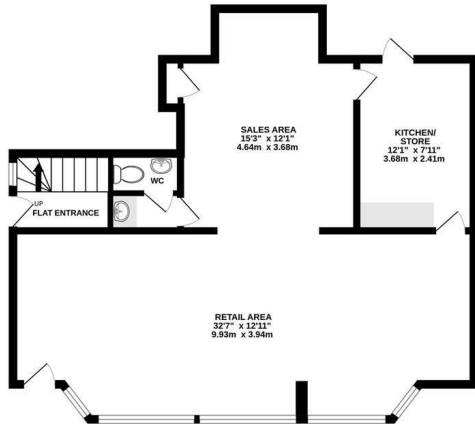
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of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



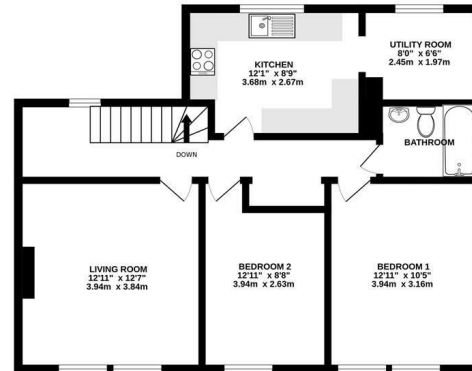


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GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



FIRST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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