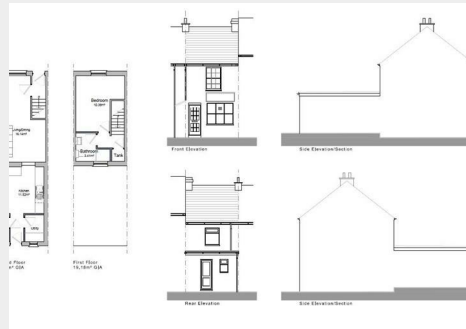


## 69 Lower High Street, Shirehampton, Bristol, BS11 0AW

Auction Guide Price +++ £120,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH MARCH 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- FREEHOLD TERRACED PROPERTY
- RESI PLANNING GRANTED
- 1 BED HOUSE WITH COURTYARD
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold property ( 533 Sq Ft ) with PLANNING GRANTED to create a 1 BEDROOM HOUSE with small courtyard garden.

# 69 Lower High Street, Shirehampton, Bristol, BS11 0AW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 69 Lower High Street, Shirehampton, Bristol BS11 0AW

Lot Number TBC

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th March 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 Freehold mid terraced commercial premises ( 533 Sq Ft ) that has traded as a hair salon for many years but offered with vacant possession upon completion. The property is arranged as a open plan salon on the ground floor with separate kitchen and WC plus a small courtyard at the rear whilst upstairs is partitioned as treatment rooms.

Tenure - Freehold

EPC - C

### THE OPPORTUNITY

PLANNING GRANTED | 1 BED HOUSE

Planning has been granted ( 25/14586/COU ) for change of use to convert the existing premises into a one bedroom house with accommodation over two floors and small courtyard garden to the rear.

### PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance Lobby | Reception | Kitchen | Utility | WC | Courtyard  
First Floor - Bedroom | Bathroom

### ALTERNATIVE SCHEME

Interested parties will note the planning previously granted in 1989 to allow for an extension and larger first floor area.  
Please make your own investigations.

### PLANNING | CHANGE OF USE

Reference 25/14586/COU

Alternative Reference PP-14415401

Application Received Fri 17 Oct 2025

Application Validated Fri 17 Oct 2025

Address 69 Lower High Street Bristol BS11 0AW

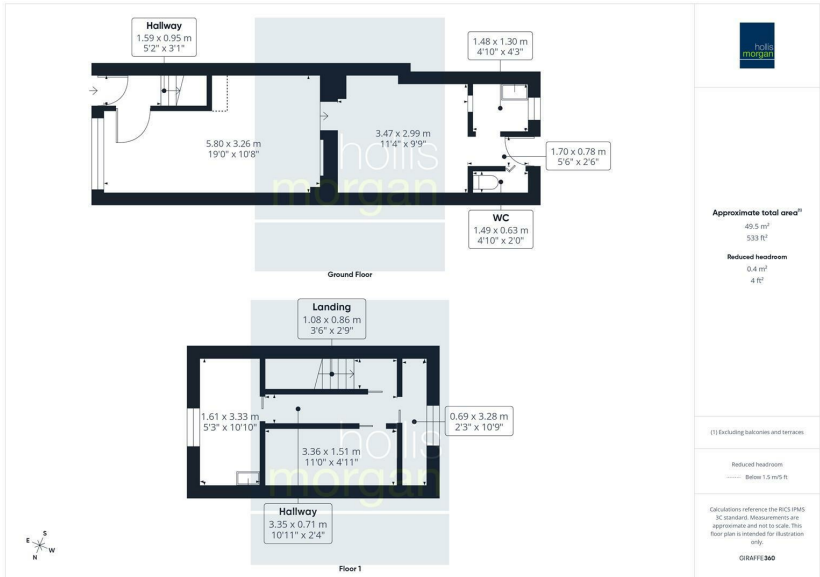
Proposal Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

Status Decided

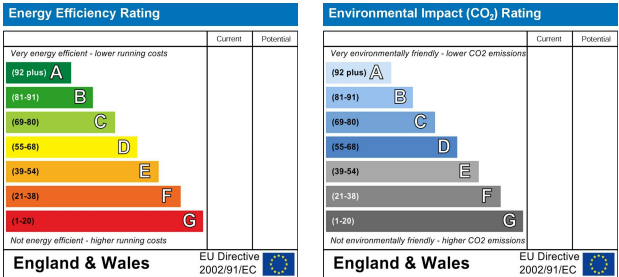
Decision Prior Approval GIVEN

Decision Issued Date Thu 20 Nov 2025

## Floor plan



## EPC Chart



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Clifton

Bristol

BS8 4BT

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

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

## Auction Property Details Disclaimer

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Please refer to our website for further details.