

MAGGS & ALLEN

113 EAST STREET
BEDMINSTER, BRISTOL, BS3 4EX



Guide Price: £200,000+

SOLD FOR £365,000

A substantial three-storey mixed-use investment property arranged as a large ground floor retail unit (approx. 1,342 ft²) with a self-contained 3-bedroom maisonette above. The ground floor shop is currently vacant and the maisonette is let on an AST producing £1,050 pcm. Situated in a prime location on East Street in Bedminster, the property presents an excellent and potentially high-yielding investment opportunity with a market rent in excess of £32,000 per annum once fully occupied.

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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

SOLD FOR £365,000 FREEHOLD MIXED-USE INVESTMENT - LARGE SHOP & 3-BEDROOM MAISONETTE

DESCRIPTION

A substantial three-storey mixed-use investment property comprising a generous ground-floor retail unit (approx. 1,342 ft²) and a self-contained three-bedroom maisonette above. The ground-floor shop is currently vacant, while the maisonette is let on an AST at £1,050 pcm (with scope to increase).

Located in a sought-after position on bustling East Street, this property boasts exceptional potential for high rental yields, with an estimated market rent in excess of £32,000 per annum when fully occupied. A superb investment opportunity in an area undergoing significant redevelopment.

LOCATION

The property is situated in a busy and prominent position on East Street in Bedminster with rear access from Little Paradise. 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.

ACCOMMODATION

The ground floor comprises a retail unit of approximately 1,342 ft² including a main sales area, office/staff room, kitchen and toilet facilities. Accessed at the rear of the building, the maisonette comprises a living room, kitchen, bathroom and three good-sized bedrooms.

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

TENANCY DETAILS / POTENTIAL RENTAL INCOME

The ground floor shop is to be sold with vacant possession. The first and second floor maisonette is currently

let on an AST producing £1,050 pcm - a copy of the AST will be available in the online legal pack.

We would anticipate a market rent for the ground floor shop of circa £16,500 per annum and £1,300 pcm (£15,600 per annum) for the maisonette.

TENURE

The property is for sale on a freehold basis, subject to the AST of the first and second floor maisonette.

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

Maisonette - D

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.

AUCTION OR BRIDGING FINANCE REQUIRED?

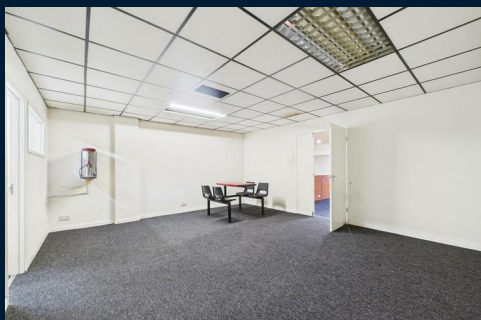
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

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.



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.