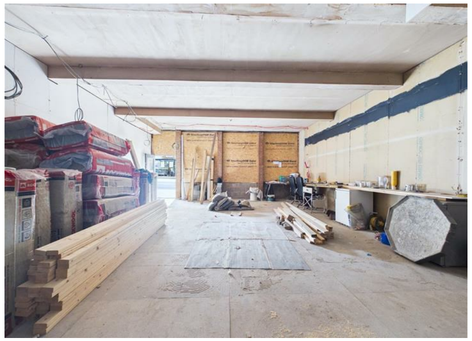

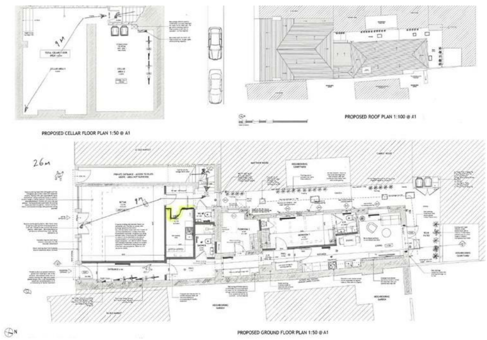

MAGGS & ALLEN

33 OLD MARKET STREET
OLD MARKET, BRISTOL, BS2 0HB

Guide Price: £150,000+

- 15 October LIVE ONLINE AUCTION
- Superb development opportunity - part finished conversion
- Planning for retail unit and 2-bedroom garden flat at the rear
- Prime position in the city centre
- Estimated rental income of circa £32,800 PA
- GDV of circa £400,000 (Shop - £175,000 | Flat - £225,000)
- 8-week completion

RICS
Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

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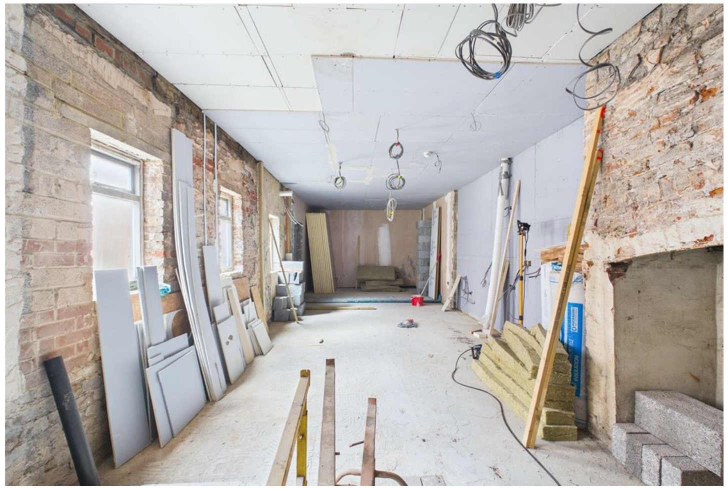


FOR SALE BY AUCTION
This property is due to feature in our online auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL COMMERCIAL PREMISES IN CENTRAL BRISTOL WITH PLANNING FOR SHOP & 2-BEDROOM FLAT

DESCRIPTION
A substantial commercial premises situated in a prominent position in the heart of Old Market. The property comprises a spacious ground floor retail premises extending to approximately 1,258ft², with two additional cellar rooms with a combined area of 760 ft². Planning consent has been granted for the conversion of the property into a smaller retail unit and a separate self-contained two-bedroom flat with courtyard garden to the rear.

Works to implement the planning consent and create the separate shop and flat have commenced and further works are now required to complete the development.

A compelling proposition for investors and developers alike, offering the potential to create a high yielding rental asset or sell off the shop and flat separately to maximise returns.

LOCATION
The property is situated on Old Market Street, within the established Old Market Quarter, immediately east of Bristol city centre. Old Market is a well established mixed use district comprising a diverse range of retail, commercial, leisure and residential uses, and provides an important connection between the city centre and Temple Quarter.

The location benefits from excellent transport links, with Bristol Temple Meads railway station nearby and a strong network of local bus services. The area provides convenient access to the extensive retail, leisure, employment and amenity facilities of central Bristol.

Old Market also forms part of the wider Temple Quarter regeneration area, attracting significant investment in new homes, employment, transport infrastructure and mixed use development, supporting the area's continued growth and long term appeal.

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

GDV & RENTAL FIGURES
Once the conversion of the premises has been completed, we would anticipate the following resale and rental figures:

RETAIL UNIT: £16,000 Per Annum / £175,000
2-BEDROOM FLAT: £1,400 Per Calendar Month / £225,000

TOTAL: £32,800 Per Annum/ £400,000

TENURE
We understand the property is for sale on a leasehold basis with approximately 981 years remaining. The seller's solicitor is preparing two new separate long leases (one of the shop and one for the flat), both of which will be included in the online legal pack.

SERVICE CHARGE
We understand from the vendor that the current service charge is £2,400 per year.

SERVICES
We understand from the vendor that separate gas, electric and water supplies have been installed for the shop and the flat.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: 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 £1,900 plus VAT (£2,280 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.

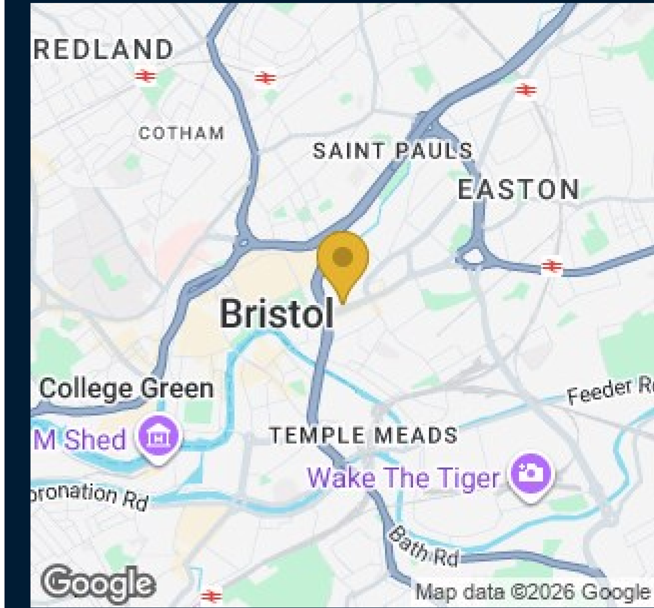
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including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

PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.



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.

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