



MAGGS & ALLEN

3 DOWRY PLACE
HOTWELLS, BRISTOL, BS8 4QL

Asking Price £430,000

- Impressive Four Storey Georgian Property
- Mixed-Use
- Ground Floor/Basement Therapy Rooms
- Potential for Residential Conversion
- Additional First and Second Floor Maisonette



Auction & Commercial
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DESCRIPTION

An attractive four storey, mixed-use Grade II listed Georgian building, situated in a prime location in Hotwells, within close proximity to Bristol's Harbourside and Clifton Village. The property is arranged as ground and basement therapy rooms (last used as a chiropractic clinic), with a large maisonette above. There is potential to convert the therapy rooms into a further maisonette, or to convert the building into a family home (subject to obtaining the necessary consents), or it could be retained as a mixed use/live-work opportunity..

LOCATION

Situated in a predominantly residential and central location in Hotwells, within easy reach of the Harbourside.

ACCOMMODATION

The property measures approximately 1,700 ft² (158 m²) and is currently arranged to provide a former chiropractic clinic on the ground and basement levels with a residential maisonette on the first and second floors.

Please refer to floor plan for approximate room measurements and internal layout.

TENURE

Understood to be freehold. Offered for sale with vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

First and Second Floor Maisonette - C
Ground and Basement Clinic - C

BUSINESS RATES

The Rateable Value with effect from April 2026 is £13,500. The flat has a council tax band C.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

REDEVELOPMENT POTENTIAL

The property offers potential to reconfigure the existing accommodation into two spacious 2-bedroom maisonettes (subject to consents). We would anticipate a potential GDV in the region of £700,000 - £750,000 (£350,000-£375,000 per maisonette), depending on the exact specification. Alternatively, the property could be converted into an impressive single residence (subject to consents). We would anticipate a resale value in the region of £675,000.

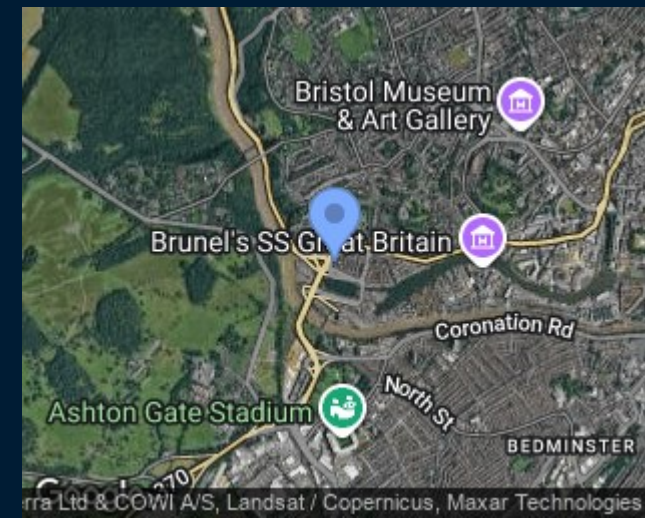
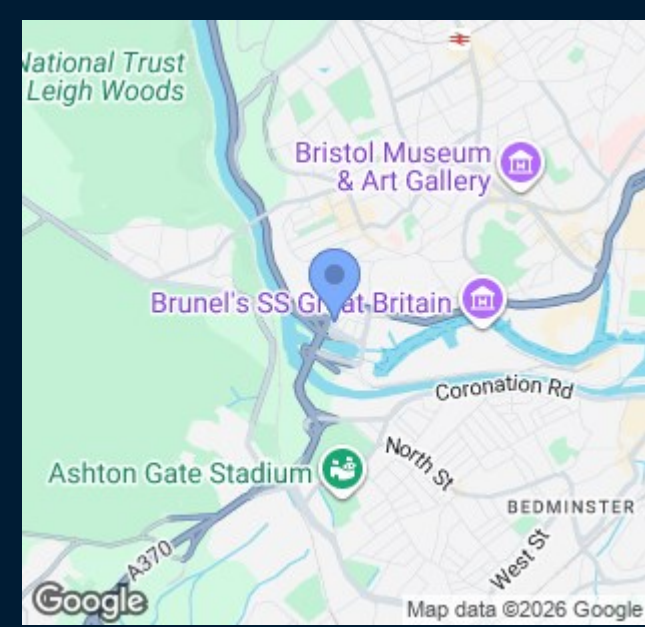
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.





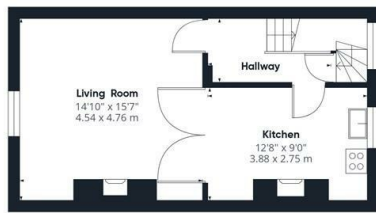
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Basement



Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

1809 ft²
168.1 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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