

**On the instructions of the
Joint Fixed Charge Receivers**



**Online
Auction**

Thursday 10th September 2026



**116 Church Road, Redfield,
Bristol BS5 9LJ**

SW

Sanderson
Weatherall

Freehold retail/office building of approximately 86.10 sq m (927 sq ft)

- Guide Price: £120,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Freehold retail/office building
- ▶ The current tenant (an accountancy firm) have agreed to vacate the property upon completion.
- ▶ 86.10 sq m (927 sq ft)



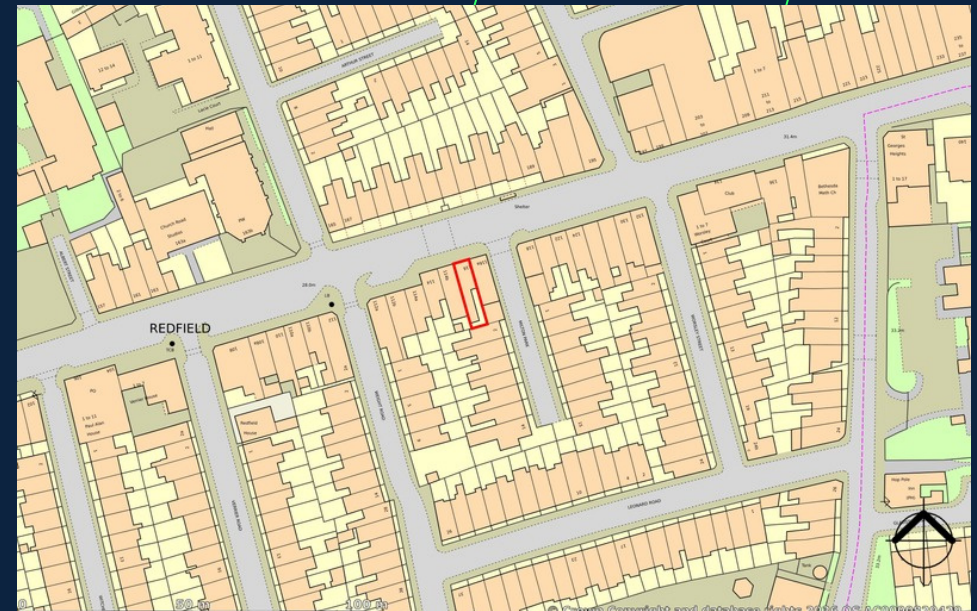
Description

The property comprises a two storey mid-terrace building of brick construction with rendered elevations arranged as ground and first floor retail/offices of approximately 86.10 sq m (927 sq ft).

Location

Bristol is a city straddling the River Avon and is located 11 miles north-west of Bath, 35 miles south of Gloucester, 39 miles west of Swindon and 31 miles east of Newport across the Severn Bridge. The property is situated in the Redfern/St George area of Bristol approximately 1.5 miles east of the city centre.

The property is situated on the south side of Church Road within an established parade of retail units close to the junction with Milton Park, on the fringe of the main district high street in a mixed commercial and residential area.



Accommodation

Address	Floor	Sq M	Sq Ft
116 Church Road	Ground First	54.80 31.30	590 337
TOTAL		86.10	927

Note

The current tenant (an accountancy firm) have agreed to vacate the property upon completion.

Planning

Local Planning Authority – Bristol City Council (0117 9223000) www.bristol.gov.uk





Guide Price

£120,000

VAT

We understand VAT is not applicable

EPC

Rating – D

Tenure

Freehold

Seller's Solicitor

Irwin Mitchell LLP

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Sanderson
Weatherall

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Dated – 19/08/2026