



MAGGS & ALLEN

83 WEST STREET
OLD MARKET, BRISTOL, BS2 0BX

Guide Price: £265,000+

- 17 September LIVE ONLINE AUCTION
- Substantial three-storey maisonette (over 1,600 ft²)
- Requiring complete refurbishment
- Potential for conversion to 3 flats or 7 Bed HMO
- Rear access from Braggs Lane
- Ideal for builders, developers or investors
- Close to City Centre



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LARGE 4 BEDROOM MAISONETTE IN NEED OF RENOVATION

DESCRIPTION

A substantial three-storey maisonette occupying the upper floors of an attractive period building in the heart of Old Market, offered for sale with vacant possession and requiring complete refurbishment.

The property is arranged over the first, second and third floors, with access from Braggs Lane to the rear. The existing accommodation is configured as a four-bedroom maisonette and offers considerable scope for redevelopment, making this an attractive opportunity for developers, builders and investors.

Subject to the necessary planning and other consents, the property offers potential for conversion to either three spacious one-bedroom flats or a substantial seven-bedroom HMO, providing a range of possible development and investment strategies.

An exciting opportunity in a popular and rapidly evolving area, with the potential to add significant value through refurbishment and redevelopment.

LOCATION

West Street runs through Old Market and St Philips and is conveniently positioned for access to Bristol City Centre, Temple Meads railway station and Cabot Circus.

The property is within easy reach of a range of local amenities, employment areas and transport connections, including the M32 and wider motorway network.

ACCOMMODATION

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

TENURE

The property is to be sold on a leasehold basis for a term of 999 years from 1 January 1992.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

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.

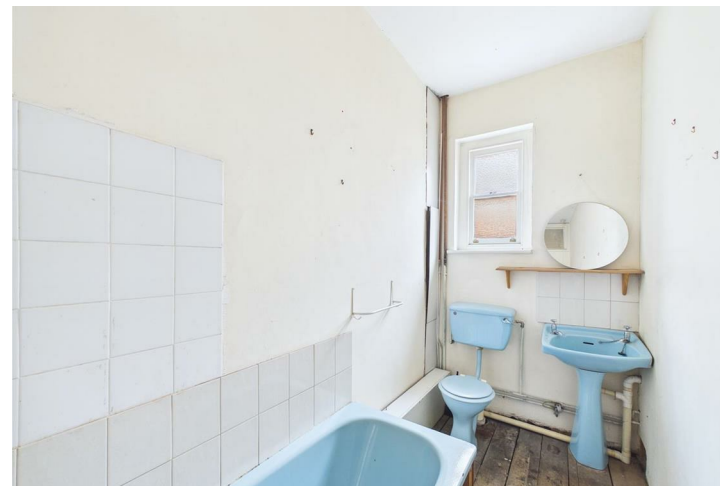
PRELIMINARY DEPOSITS

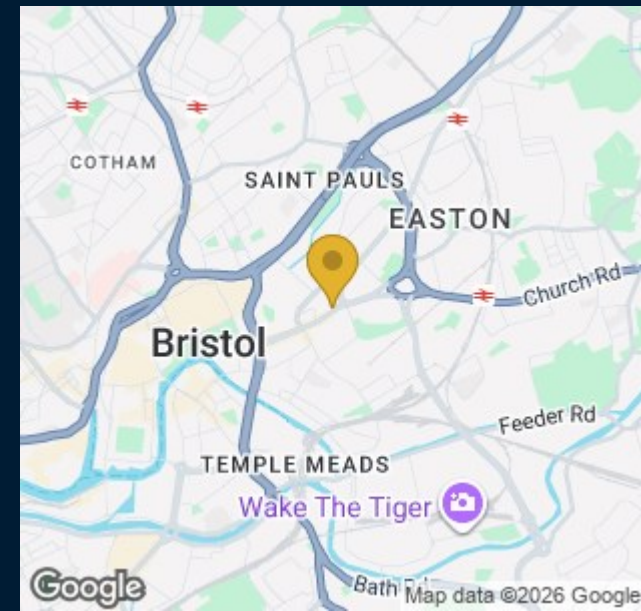
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

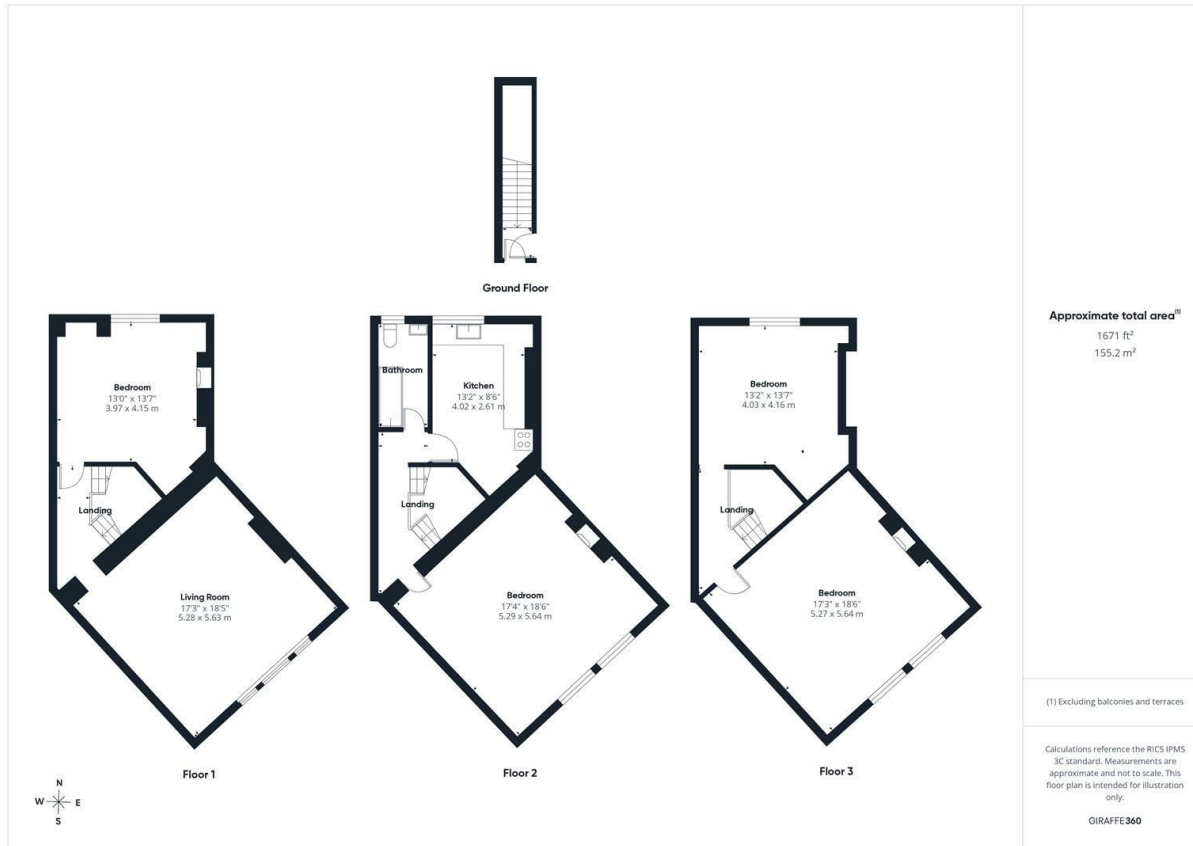
RENTAL ESTIMATES

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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