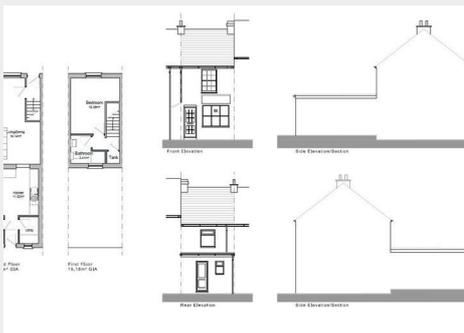


69 Lower High Street, Shirehampton, Bristol, BS11 0AW

Auction Guide Price +++ £100,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD TERRACED PROPERTY
- RESI PLANNING GRANTED
- 1 BED HOUSE WITH COURTYARD
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold property (533 Sq Ft) with PLANNING GRANTED to create a 1 BEDROOM HOUSE with small courtyard garden.

69 Lower High Street, Shirehampton, Bristol, BS11 0AW

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 69 Lower High Street, Shirehampton, Bristol BS11 0AW

Lot Number 28

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold mid terraced commercial premises (533 Sq Ft) that has traded as a hair salon for many years but we are instructed that vacant possession will be available for completion. The property is arranged as an open plan salon on the ground floor with separate kitchen and WC plus a small courtyard at the rear whilst upstairs is partitioned as treatment rooms.

Tenure - Freehold
EPC - C

THE OPPORTUNITY

PLANNING GRANTED | 1 BED HOUSE

Planning has been granted (25/14586/COU) for change of use to convert the existing premises into a one bedroom house with accommodation over two floors and small courtyard to the rear.

PROPOSED SCHEDULE OF ACCOMODATION

Ground Floor - Entrance Lobby | Reception | Kitchen | Utility | WC | Courtyard
First Floor - Bedroom | Bathroom

ALTERNATIVE SCHEME

Interested parties will note the planning previously granted in 1989 to allow for an extension and larger first floor area.
Please make your own investigations.

PLANNING | CHANGE OF USE

Reference 25/14586/COU

Alternative Reference PP-14415401

Application Received Fri 17 Oct 2025

Application Validated Fri 17 Oct 2025

Address 69 Lower High Street Bristol BS11 0AW

Proposal Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

Status Decided

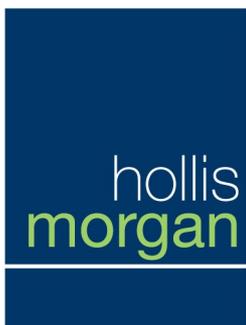
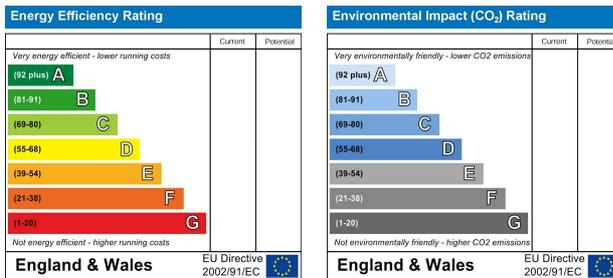
Decision Prior Approval GIVEN

Decision Issued Date Thu 20 Nov 2025

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.