

estate agents **auctioneers**

hollis
morgan

88 East Street, Bedminster, Bristol, BS3 4EY
Auction Guide Price +++ £300,000

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY (3445 Sq Ft) with PLANNING GRANTED for RESI SCHEME with further POTENTIAL stp | GDV circa £1m

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | GDV CIRCA £1M
- RESI SCHEME | FURTHER POTENTIAL STP
- EXTENDED 8 WEEK COMPLETION

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 88 East Street, Bedminster, Bristol, BS3 4EY

Lot Number 35

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 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”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £300,000 - £400,000 for this lot.

THE PROPERTY

A Freehold commercial premises located on popular East Street adjacent to a number of recently completed residential developments. The property has access from both East Street and Herbert Street with accommodation (3445 Sq Ft) arranged over 2 floors comprising a large ground floor trading area and ancillary space to the rear and first floor.
Sold with vacant possession.

Tenure - Freehold
EPC - D

THE OPPORTUNITY
RESIDENTIAL DEVELOPMENT | PLANNING GRANTED

Planning has been granted to convert and extend the existing building to create 3 flats and a house plus the existing retail unit.
Please refer to the proposed schedule of development.

FURTHER POTENTIAL

Interested parties will note the potential for an additional residential unit on the rear of the ground floor retail unit.
Subject to gaining the necessary consents.

HOLLIS MORGAN NEW HOMES | GDV APPRAISAL

The Hollis Morgan New Homes team has appraised the site and is happy to provide further GDV advice.

Unit 1 - £275,000 - £300,000
Unit 2 - £190,000
Unit 3 - £190,000
Unit 4 - £180,000
Retail Unit - £15,000 pa Rent | £150,000
Total - £985,000 - £1,010,000





Approximate total area^m
320.1 m²
3445 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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