

88 East Street, Bedminster, Bristol, BS3 4EY

Auction Guide Price +++ £300,000



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

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

88 East Street, Bedminster, Bristol, BS3 4EY

Accommodation

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

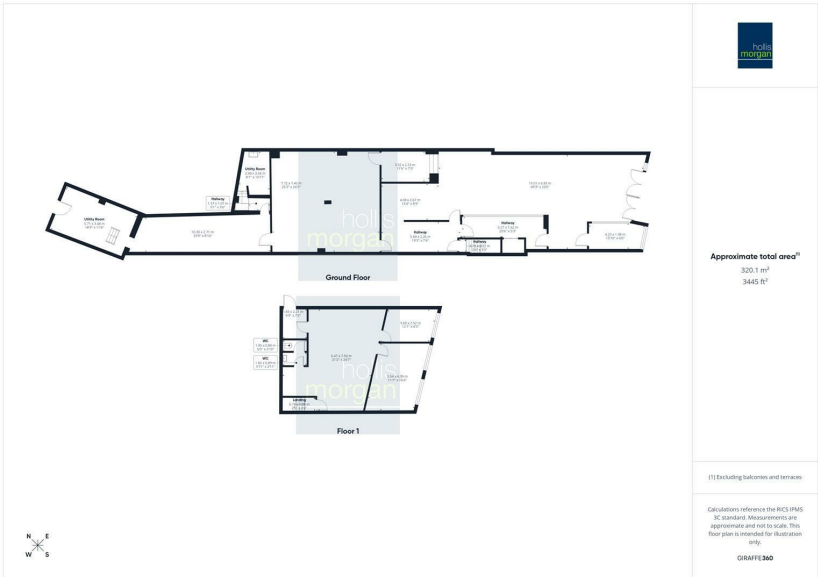
Interested parties will note the potential for an additional residential unit on the rear of the ground floor retail unit.
Subject to gaining the necessary consents.

HOLLIS MORGAN NEW HOMES | GDV APPRAISAL

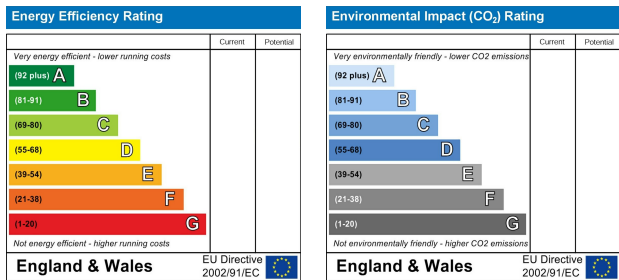
The Hollis Morgan New Homes team has appraised the site and is happy to provide further GDV advice.

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

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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.