







MAGGS & ALLEN

643 FISHPONDS ROAD

FISHPONDS, BRISTOL, BS16 3BQ

Guide Price: £235,000+

- 19 November LIVE ONLINE AUCTION
- Freehold mixed-use investment property
- Ground floor shop and 2-bedroom flat
- Potential rental income in the region of £30,000 PA
- Prime corner position on Fishponds Road
- 8-week completion

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643 FISHPONDS ROAD, FISHPONDS, BRISTOL, BS16 3BQ

Guide Price: £235,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
FREEHOLD MIXED-USE INVESTMENT PROPERTY - SHOP & FLAT WITH POTENTIAL RENTAL INCOME OF CIRCA £30,000 PA

DESCRIPTION
A freehold mixed-use property comprising a ground floor shop with a self contained two-bedroom flat above, occupying a prominent corner position on Fishponds Road. This superb investment opportunity offers a potential rental income in the region of £30,000 per annum once fully occupied and would make an excellent addition to any investor's portfolio.

The ground floor commercial unit measures approximately 793 ft², was previously let as a hair and beauty salon and comprises a spacious retail area, treatment room, kitchen, utility room, WC and courtyard to the rear. The commercial unit will be sold with vacant possession and we would anticipate a market rent in the region of £15,000 per annum.

The self-contained first floor two-bedroom flat comprises two double bedrooms, a kitchen, bathroom and a large living room. The flat is let producing £1,100pcm (£13,200 per annum) with scope to increase.

To the rear of the building is an enclosed courtyard with potential to create off-street parking or garaging given the adjacent dropped kerb.

LOCATION
The property occupies a prominent position on Fishponds Road, a busy and well-established location in East Bristol. The area benefits from a wide range of local shops, cafés, restaurants and everyday amenities.

The location is well served by regular bus routes, providing convenient access to Bristol City Centre and surrounding areas. The M32 and A4174 ring road are also easily accessible, making the property well positioned for both local residents and commuters.

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

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS
Shop - C
Flat - D

TENURE
Understood to be Freehold, please refer to the auction legal pack for confirmation.

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 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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

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.

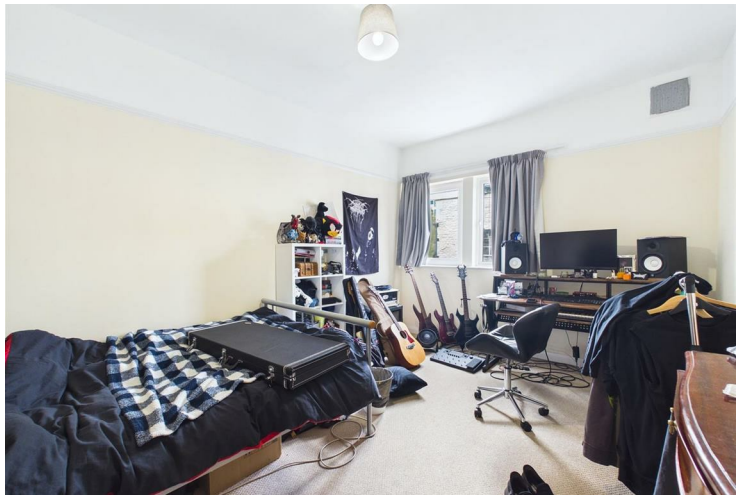
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 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



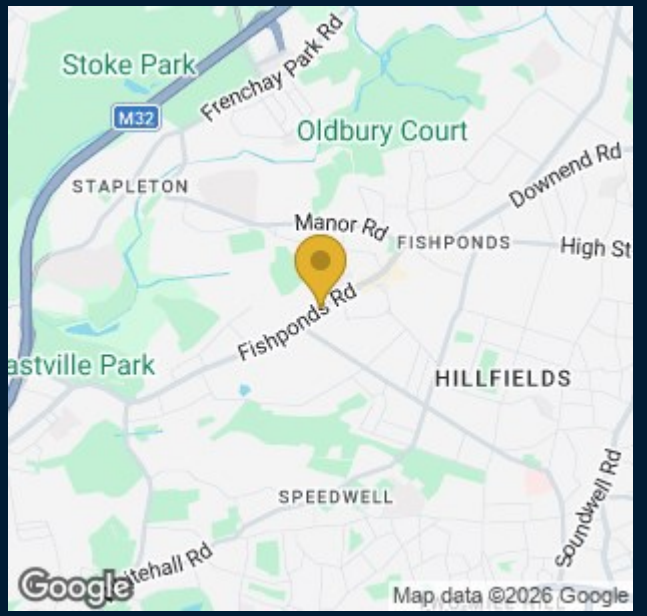


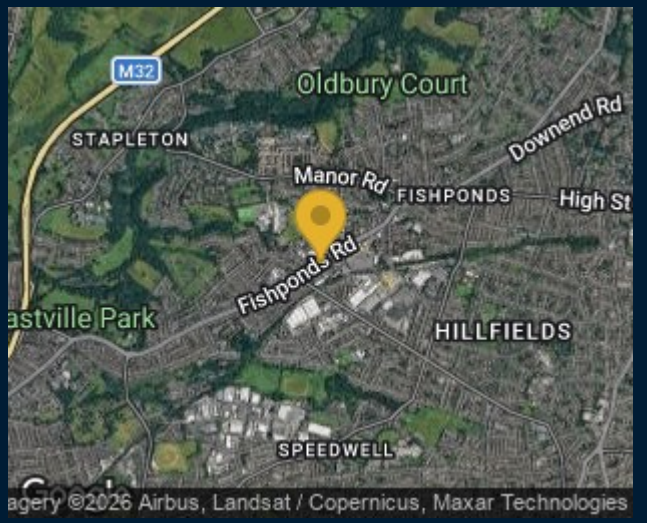




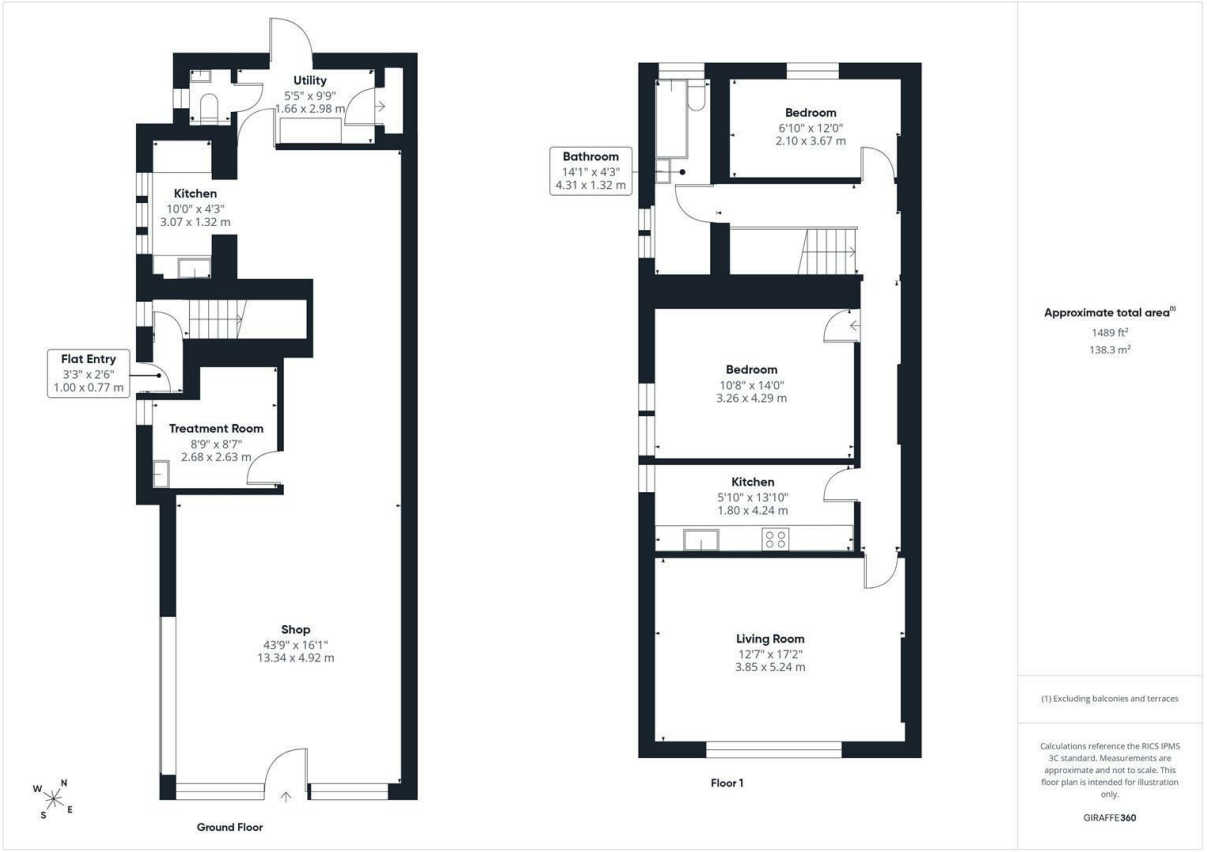








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