



88 East Street, Bedminster, Bristol, BS3 4EY

Auction Guide Price +++ £350,000

Hollis Morgan – JULY 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 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY 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 27

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

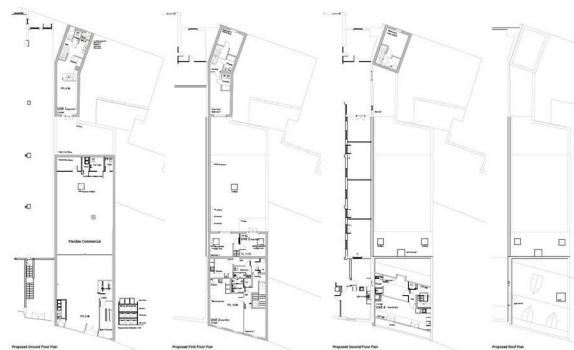
RENTAL APPRAISAL

What rent can we achieve for you?
The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

of 88, East Street, 3 bed house - £1800pcm - £2000pcm | 1 bed flats - £1200pcm - £1300pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

I will look forward to hearing from you and helping you with your investment.





Ground Floor



Floor 1



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 (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		

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