

MAGGS & ALLEN

103 ST. MARKS ROAD
EASTON, BRISTOL, BS5 6HY

Guide Price: £275,000+

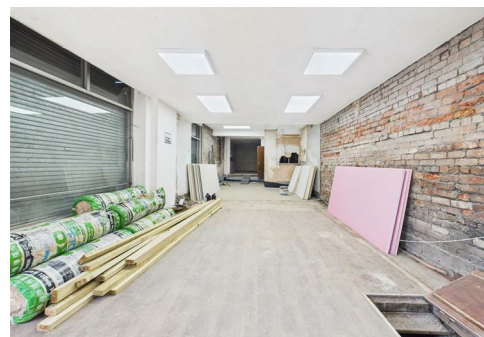
- 16 October LIVE ONLINE AUCTION
- Substantial commercial property approximately 1899 ft² (176.4 m²)
- Scope for residential redevelopment (STPP)
- Prominent corner position in the heart of Easton
- 8-week completion



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SUBSTANTIAL COMMERCIAL PROPERTY IN EASTON - REDVELOPMENT POTENTIAL

DESCRIPTION

Occupying a prominent corner position on St. Marks Road in the heart of vibrant Easton, this substantial commercial property offers an exciting opportunity for investors and developers alike.

Previously operating as a chemist, the property spans approximately 1,899 ft² and has been extended to provide a spacious and versatile layout. The ground floor offers generous commercial accommodation, complemented by substantial ancillary space on the first floor and additional basement storage.

Internally stripped out and ready for transformation, the property presents excellent potential for a range of uses, subject to the necessary planning consents. Its high-profile location and flexible layout make it ideal for a range of residential or mixed-use schemes.

LOCATION

The property is situated on the corner of St Marks Road and Clare Road in the heart of Easton. A wide range of local amenities are available on St Marks Road and easy access is provided to the city centre.

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.

TENURE

Understood to be freehold, refer to the legal pack for confirmation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

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

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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 REMOTE 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 remote bidding 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 bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

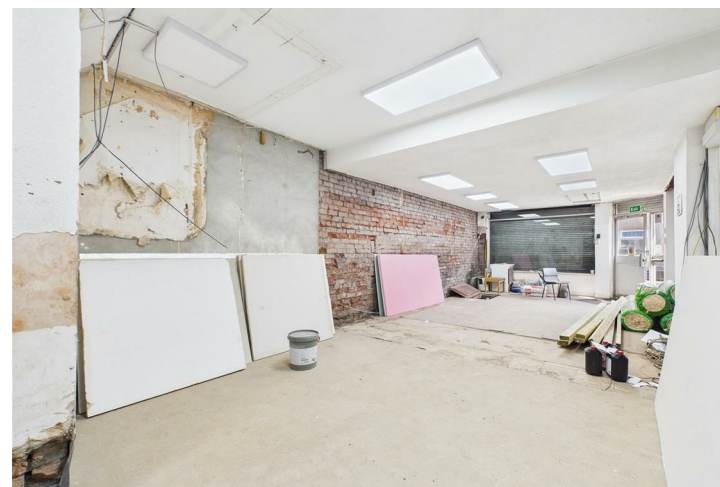
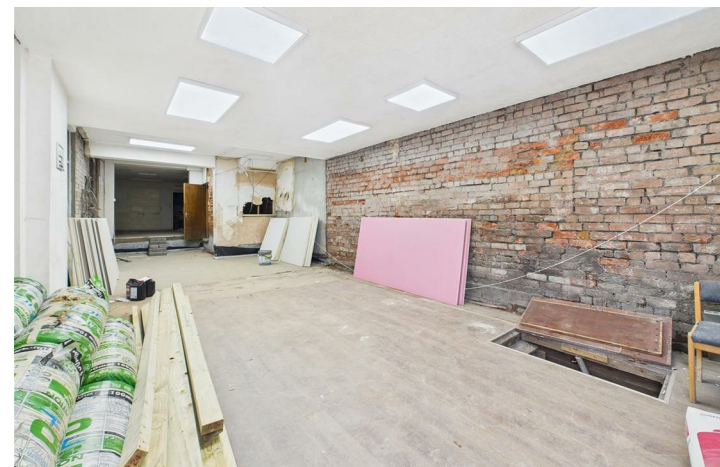
PRELIMINARY DEPOSITS

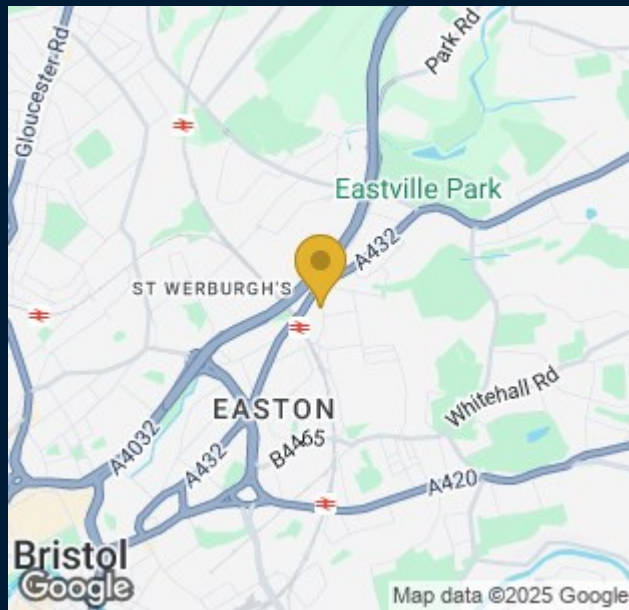
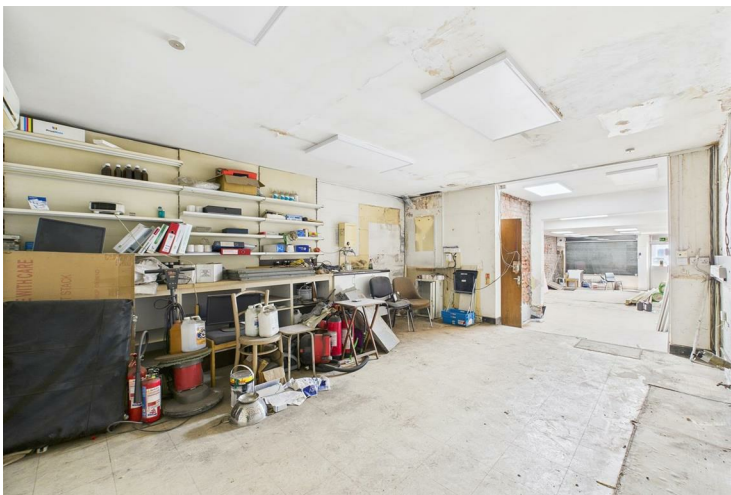
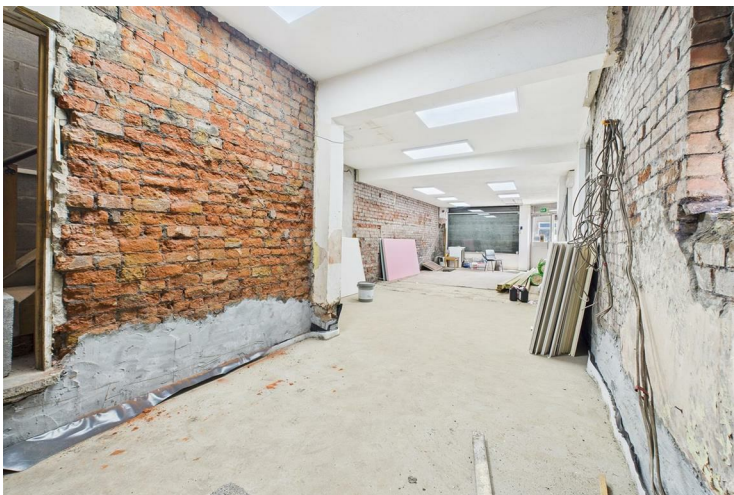
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

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.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approximate total area^m
1899 ft²
176.4 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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