



# MAGGS & ALLEN

264 GLOUCESTER ROAD  
HORFIELD, BRISTOL, BS7 8PB

**Auction Guide £295,000**

- 23 April LIVE ONLINE AUCTION
- Mixed-Use Investment Property
- Extended Shop & Self-Contained Flat
- Potential Rent of £30,200pa
- Prominent Position on Gloucester Road
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 April 2026 at 6:00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

MIXED-USE INVESTMENT PROPERTY LOCATED IN A PRIME POSITION ON GLOUCESTER ROAD.

## DESCRIPTION

A mixed-use investment arranged as an extended ground floor fish and chip shop, with a self contained one-bedroom flat on the first floor. The shop is let to an established business at £17,000 per annum. The flat is currently vacant although we would anticipate a market rent in the region of £1,100pcm. The property therefore offers the potential to produce a gross annual rent of approx. £30,200pa once the flat is let.

## LOCATION

The property is situated in a highly prominent position on Gloucester Road, within close proximity to Sainsbury's Local and Boston Tea Party. Gloucester Road is one of Bristol's most established and sought-after trading locations, home to a diverse mix of independent retailers and cafés.

## ACCOMMODATION

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

## POTENTIAL RENTS

We would anticipate a rent in the region of £1,100 per calendar month for the flat once let.

## TENURE

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

## LEASE DETAILS

The shop is let at £17,000pa on a 21 year term from 19 November 2007 and is subject to 3 yearly upward only market rent reviews. The flat is offered for sale with vacant possession.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: Shop: C, Flat: C

## 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](mailto: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](mailto: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

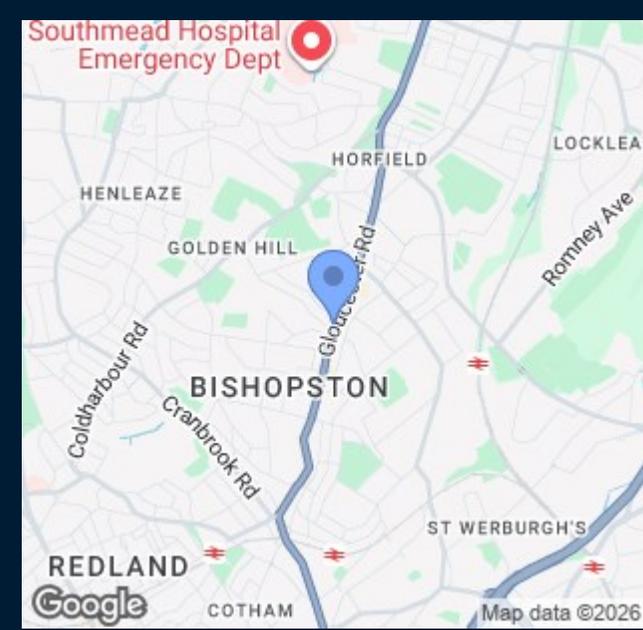
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your 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<sup>®</sup>  
 1273 ft<sup>2</sup>  
 118.3 m<sup>2</sup>

Reduced headroom  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(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.

GIRAFFE360



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