

MAGGS & ALLEN

THE PLAZA UNIT
MILLENNIUM PROMENADE
HARBOURSIDE, BRISTOL, BS1 5SY

Guide Price: £285,000+

- 12 February LIVE ONLINE AUCTION
- Prime commercial premises on Bristol's Harbourside
- Approximately 1,247ft² (115m²)
- Potential for a variety of different uses
- Anticipated rental income of circa £30,000 PA
- 8-Week Completion



Auction & Commercial
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 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

BRISTOL HARBOURSIDE COMMERCIAL INVESTMENT PROPERTY - ANTICIPATED RENTAL INCOME OF CIRCA £30,000 PA

DESCRIPTION

A fantastic and generously proportioned commercial premises, situated in an enviable position on Bristol's vibrant Harbourside opposite the historic SS Great Britain. Offering approximately 1,247 sq ft (115 m²) of contemporary and flexible space, the premises are ideally suited to a wide range of potential business uses. Externally, there is a large outdoor area demised for use by the property.

Available with vacant possession, this modern unit is perfectly positioned for owner-occupiers seeking a high-profile waterfront location. It also represents an attractive investment proposition, with an estimated rental potential of around £30,000 per annum.

LOCATION

The property is located on Millennium Promenade, a highly sought-after location on Bristol's Harbourside. The unit offers an exceptional opportunity in one of the city's most vibrant and attractive waterfront areas, benefiting from high footfall, excellent transport links, and immediate access to Bristol's cultural, dining, and leisure destinations.

ACCOMMODATION

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

PLANNING

We understand that the property benefits from a Class E use class. The long lease currently permits use as a hairdressing and beauty salon but other uses are permitted subject to Landlord's prior written consent.

TENURE

The property is offered for sale on a long leasehold basis with vacant possession. We understand the long lease is for a term of 125 years from the 31st October 2016 at a peppercorn rent. A copy of the long lease will be available in the online legal pack.

VAT

We have been advised that the property is not elected for VAT.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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

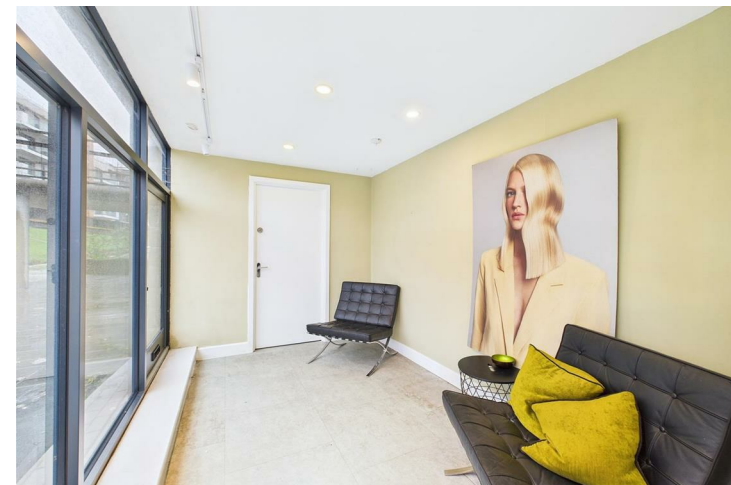
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

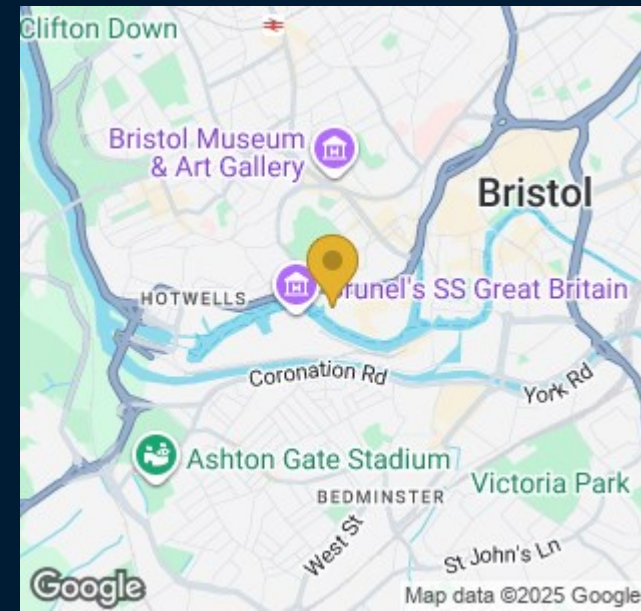
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced Commercial letting team are happy to discuss the rental of this property and can advise on maximising the investment. Contact Toby Fisher and his team on 0117 973 4940 or email commercial@maggsandallen.co.uk.

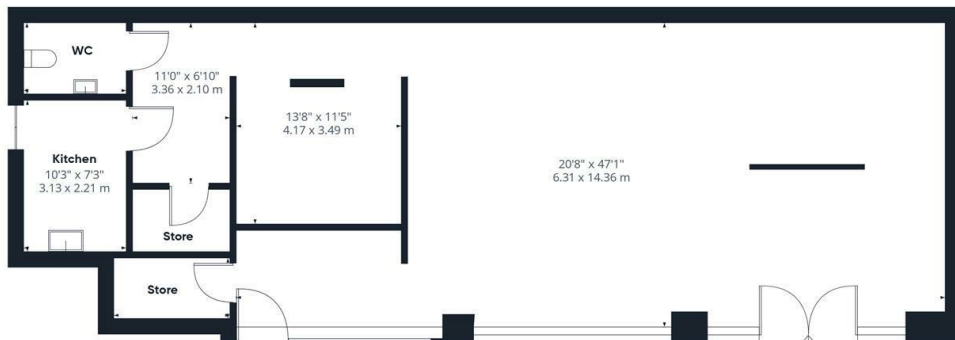
AUCTION OR BRIDGING FINANCE REQUIRED?

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





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.

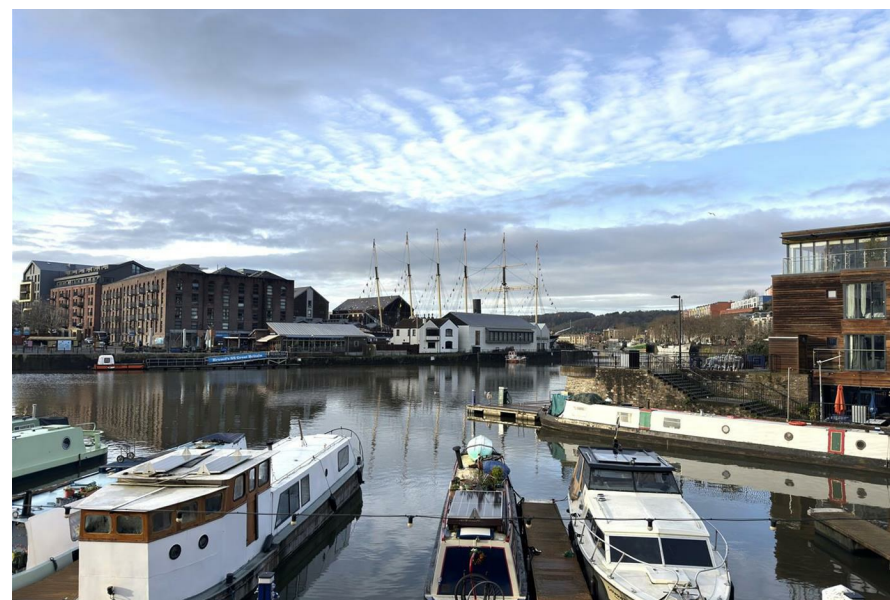
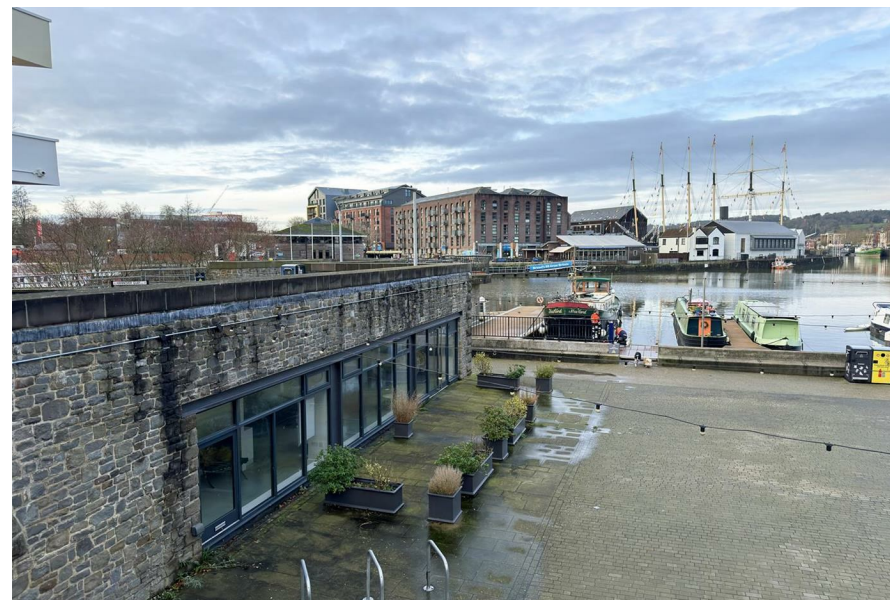


Approximate total area⁽¹⁾
1247 ft²
115.9 m²

(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.

OIRAFFE 360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**