



MAGGS & ALLEN

22 HIGH STREET
, SHIREHAMPTON, BS11 0DL

Guide Price: £125,000+

- 17 September LIVE ONLINE AUCTION
- Two-storey end-terraced commercial property
- Prominent High Street position
- Scope to convert first floor to residential
- Ideal for both owner-occupiers and investors alike
- To be sold with vacant possession
- 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 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

TWO STORIE COMMERCIAL PROPERTY ON PROMINENT HIGH STREET POSITON

DESCRIPTION

The property comprises a two-storey end-terraced commercial premises occupying a prominent high street position in the heart of Shirehampton. Currently operating as a barber shop, The ground floor features a prominent window fronted shop with two additional rooms to the rear, leading to an enclosed courtyard. The first floor provides two large storage rooms together with a third, smaller room.

Offered with vacant possession, the property presents an excellent opportunity for owner-occupiers looking to establish a business in a well-positioned high street location. It will also appeal to investors and developers seeking to create a mixed-use investment by converting the first floor into a self-contained flat, subject to obtaining the necessary planning consents.

We anticipate the property could achieve a rental income in the region of £15,000 per annum in its current configuration. Subject to conversion into a mixed-use property with a self-contained first-floor flat, we estimate a potential combined rental income of approximately £22,800 per annum.

LOCATION

Situated in the heart of Shirehampton, this property occupies a prominent High Street position within a well-established retail parade. The area offers a good mix of independent shops, cafés, supermarkets and everyday amenities, serving both the local community and surrounding residential neighbourhoods. Shirehampton railway station is within walking distance, providing direct services to Bristol Temple Meads, while excellent road links via the A4, M5 and Portway offer convenient access to Bristol City Centre, Avonmouth, the Port of Bristol and the wider motorway network. The property's prominent location and excellent connectivity make it well suited for both owner-occupiers and investors.

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

Please refer to the AUCTION LEGAL PACK.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

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.

*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.

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.

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.

RENTAL ESTIMATES

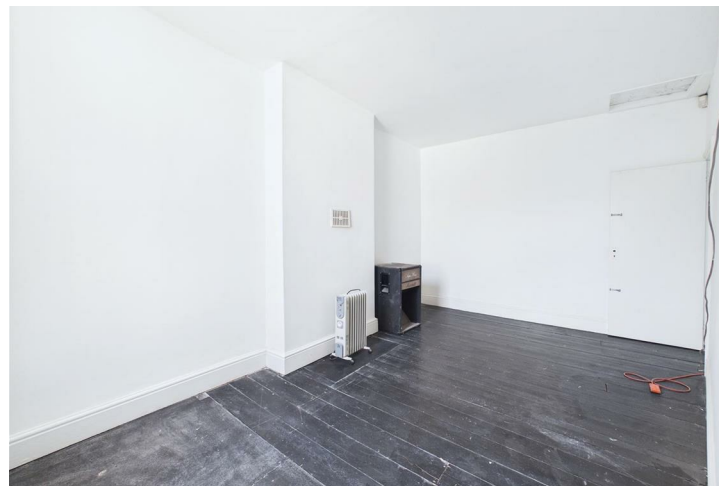
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

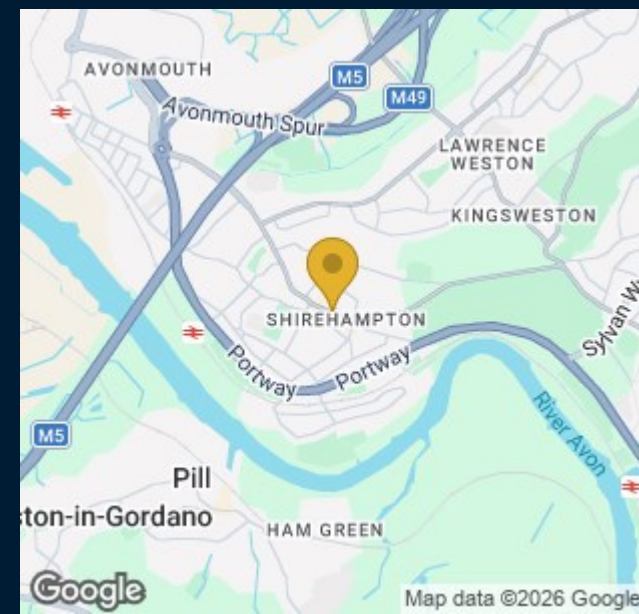
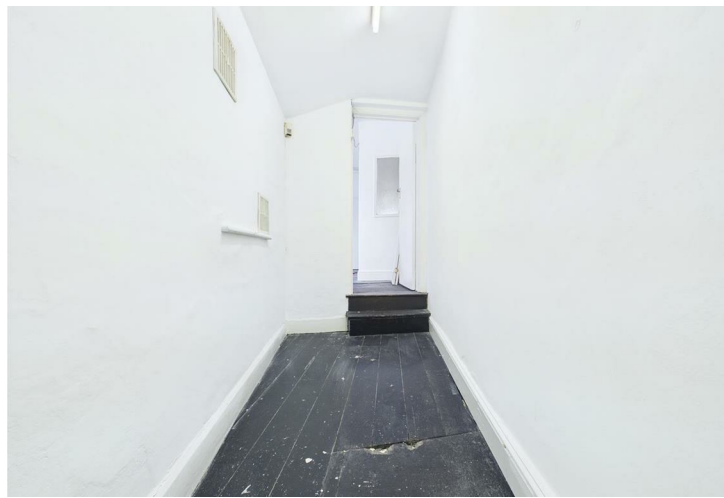
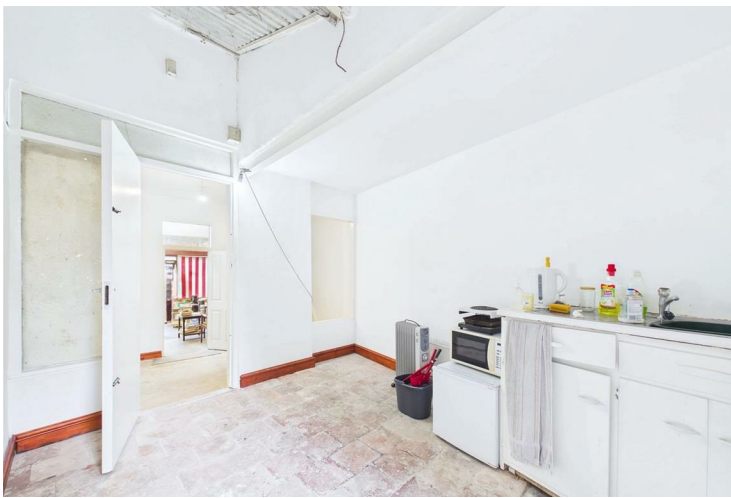
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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.

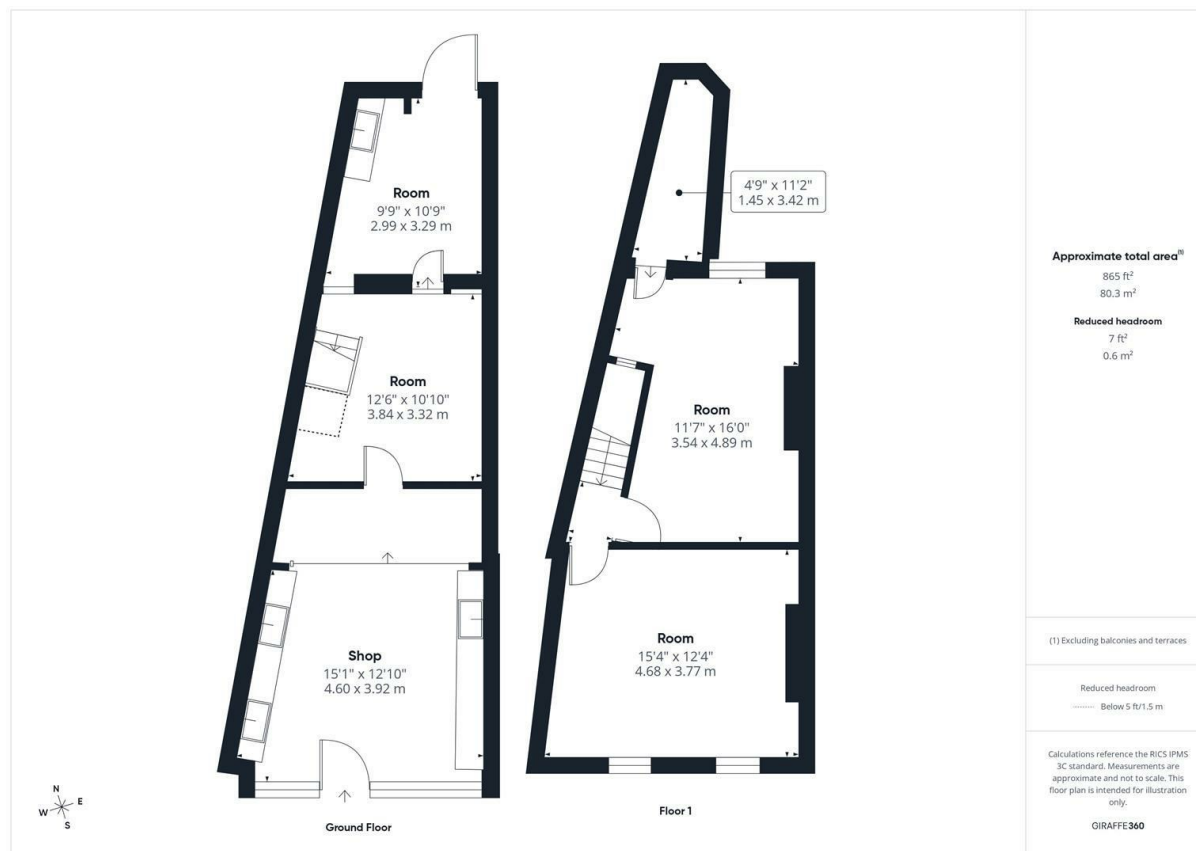
AUCTION OR BRIDGING FINANCE REQUIRED?

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





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.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**