

MAGGS & ALLEN

24 HIGH STREET
STAPLE HILL, BRISTOL, BS16 5HW



AUCTION GUIDE £450,000

A substantial freehold property of approximately 2,150 ft², currently arranged as offices over two floors with an additional basement, and benefiting from parking to the front and a large enclosed car park to the rear. The site offers potential for a variety of uses including office, nursery, clinic, or dental practice, alongside significant scope for residential redevelopment into flats, a family home, or an HMO (subject to consents), making it an excellent opportunity for developers, investors, or owner-occupiers.

The property is located on the High Street in Staple Hill, a busy suburban area in north-east Bristol, benefiting from strong local amenities, good transport links, and close proximity to the Bristol and Bath Railway Path.

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24 HIGH STREET, STAPLE HILL, BRISTOL, BS16 5HW



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

SUBSTANTIAL DETACHED PERIOD OFFICE BUILDING WITH SCOPE FOR RESIDENTIAL REDEVELOPMENT

DESCRIPTION

A substantial freehold property of approximately 2,150 ft², offering potential for a variety of uses and residential redevelopment. Currently arranged as offices over two floors, with an additional basement, the building also benefits from parking to the front and further large enclosed carpark to the rear. The site would suit another office occupier, nursery, clinic, dentist, or similar use, but also offers potential for conversion into multiple flats, a family home, or a large House of Multiple Occupation (subject to consents).

This presents an excellent opportunity for developers, investors, or owner-occupiers to acquire a well-located asset with genuine scope for residential redevelopment.

LOCATION

The property is located in the centre of Staple Hill, a popular suburban area in North East Bristol, offering a range of local shops and amenities along the High Street. The area benefits from good transport links to Bristol city centre and nearby areas, as well as close proximity to the Bristol and Bath Railway Path.

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

TENURE

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

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

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.



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.