

# MAGGS & ALLEN

113 EAST STREET

BEDMINSTER, BRISTOL, BS3 4EX

**Guide Price: £200,000+**

- 24 July LIVE ONLINE AUCTION
- Substantial freehold mixed-use investment
- Potential rental income in excess of £32,000 PA
- Large shop & 3-bedroom maisonette
- Prime location on East Street in Bedminster
- 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 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment

#### SUMMARY

FREEHOLD MIXED-USE INVESTMENT - LARGE SHOP & 3-BEDROOM MAISONETTE

#### DESCRIPTION

A substantial three-storey mixed-use investment property comprising a generous ground-floor retail unit (approx. 1,342 ft²) and a self-contained three-bedroom maisonette above. The ground-floor shop is currently vacant, while the maisonette is let on an AST at £1,050 pcm (with scope to increase).

Located in a sought-after position on bustling East Street, this property boasts exceptional potential for high rental yields, with an estimated market rent in excess of £32,000 per annum when fully occupied. A superb investment opportunity in an area undergoing significant redevelopment.

#### LOCATION

The property is situated in a busy and prominent position on East Street in Bedminster with rear access from Little Paradise. There is easy access to a wide range of shops, bars, restaurants and cafes. The city centre and Bristol Temple Meads train station are both within easy reach.

#### ACCOMMODATION

The ground floor comprises a retail unit of approximately 1,342 ft² including a main sales area, office/staff room, kitchen and toilet facilities. Accessed at the rear of the building, the maisonette comprises a living room, kitchen, bathroom and three good-sized bedrooms.

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

#### TENANCY DETAILS / POTENTIAL RENTAL INCOME

The ground floor shop is to be sold with vacant possession. The first and second floor maisonette is currently let on an AST producing £1,050 pcm - a copy of the AST will be available in the online legal pack.

We would anticipate a market rent for the ground floor shop of circa £16,500 per annum and £1,300 pcm (£15,600 per annum) for the maisonette.

#### TENURE

The property is for sale on a freehold basis, subject to the AST of the first and second floor maisonette.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Shop - C

Maisonette - D

#### 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

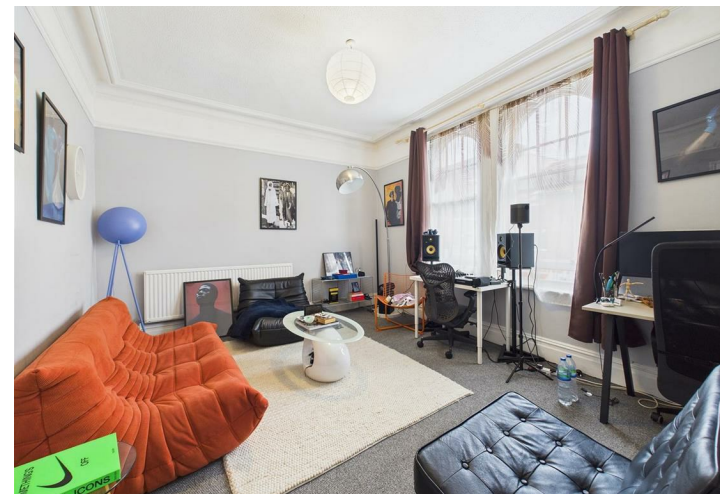
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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

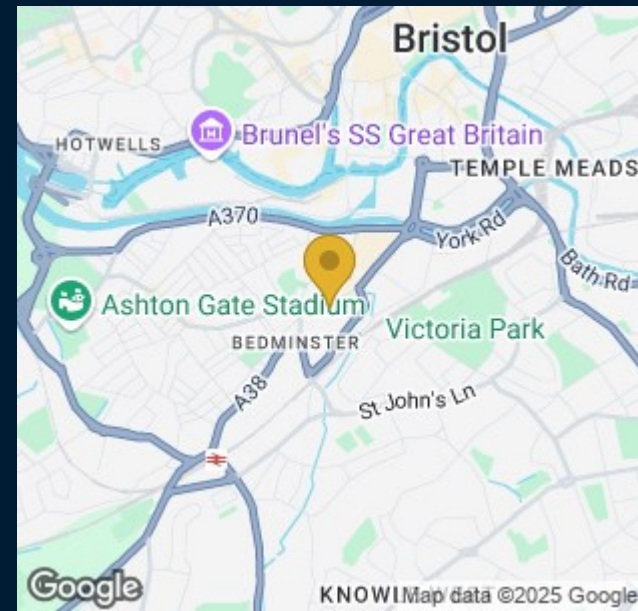
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of 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.







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.

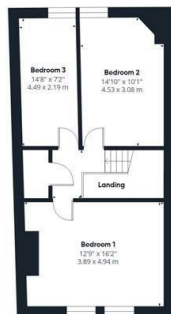




Ground Floor



Floor 1



Floor 2

Roof/Top  
30'2" x 18'8"  
9.20 x 5.71 m

Approximate total area<sup>®</sup>

2420 ft<sup>2</sup>  
224.9 m<sup>2</sup>

Balconies and terraces

825 ft<sup>2</sup>  
76.6 m<sup>2</sup>

(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.

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