

MAGGS & ALLEN

59-61 STOKES CROFT

BRISTOL, BS1 3QP

Guide Price: £325,000+

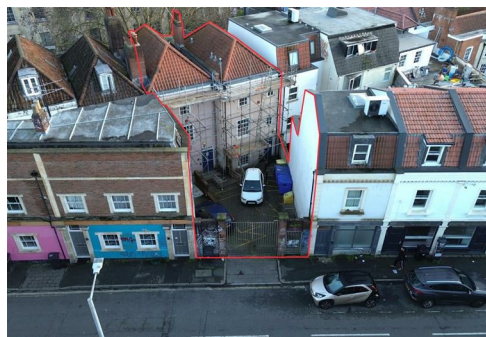
- 12 February LIVE ONLINE AUCTION
- Substantial pair of office buildings
- Significant scope for residential conversion
- Let at £27,500 pa (Rent Review due Jan 2026)
- Potential rent circa £33,500pa
- Tenant potentially vacating Jan 2027



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. Video tour also available.

SUMMARY

DOUBLE FRONTED COMMERCIAL INVESTMENT WITH REDEVELOPMENT POTENTIAL

DESCRIPTION

A substantial pair of Grade II Listed adjoining office buildings measuring approximately 2,850 ft² (GIA), situated in a prominent location on Stokes Croft with an additional car park to the rear. The property is currently let to St Mungo Housing Association at a passing rent of £27,500 per annum. A rent review is due in January 2026 and we consider the current market rent to lie in the region of £33,500 per annum. There is a tenant break clause in January 2027 and the tenants have indicated verbally that they intend to exercise this.

The property offers significant potential for residential conversion and for further development at the rear, subject to obtaining the necessary consents and the tenant vacating the building.

LOCATION

The property is situated in a prominent position on Stokes Croft, backing on to Jamaica Street, within easy reach of the shops and amenities of Cheltenham Road and Gloucester Road.

ACCOMMODATION

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

DEVELOPMENT POTENTIAL

The buildings offer significant potential for conversion to numerous flats, and scope for further development to the rear (fronting Jamaica Street), subject to obtaining the necessary consents and vacant possession.

LEASE TERMS

The property is let to St Mungo Community Housing Association at a passing rent of £27,500, on a 10 year Full Repairing and Insuring lease from 6th January 2022. The lease is subject to an upward only market rent review on 5th January 2026.

The lease is subject to a tenant only break option on 6th January 2027 and the tenant has advised informally that they plan to exercise the break option.

TENURE

The property is understood to be freehold, please refer to the online legal pack for confirmation.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: 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.

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

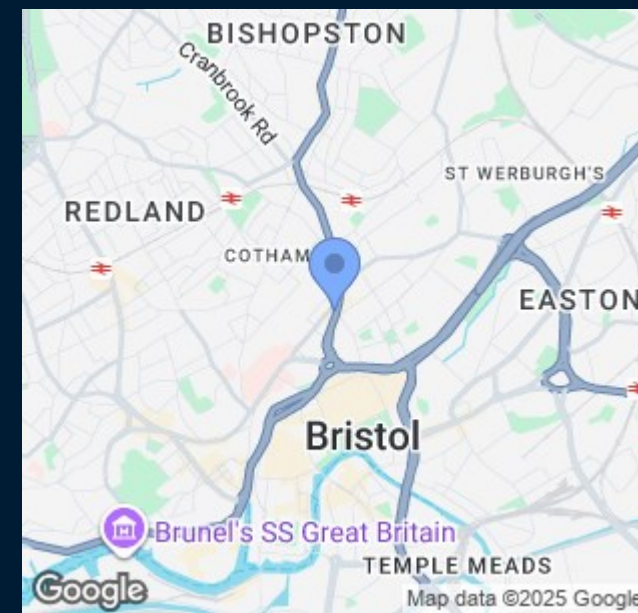
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.

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.





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^m
 2850 ft²
 264.4 m²
 Reduced headroom
 21 ft²
 2 m²

(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.

OIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**