

MAGGS & ALLEN

20 BROAD STREET

STAPLE HILL, BRISTOL, BS16 5NX

Guide Price: £170,000+

- 18 September LIVE ONLINE AUCTION
- Freehold mixed-use property
- Arranged over 3 floors
- In need of refurbishment
- Large shop & 2 bed maisonette
- Potential annual rental income of circa £27,900
- Prime high street location



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 18 September 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

FREEHOLD MIXED-USE PROPERTY IN STAPLE HILL IN NEED OF REFURBISHMENT

DESCRIPTION

Freehold mixed-use property arranged over 3 floors situated in a prime, high-footfall location on Broad Street, Staple Hill. The property is comprised of a ground floor retail unit approximately 574ft² (53m²) benefiting from two store rooms and WC. Ascending to the first and second floor, there is a self contained 2-bedroom maisonette above which is accessed to the rear. In need of refurbishment, this is a fantastic opportunity for any builder or investor looking to add value and once the work is completed we would anticipate a rental income of £13,500 per annum for the ground floor commercial unit and circa £14,400 per annum for the maisonette with a potential total annual income of circa £27,900. The property is offered for sale with vacant possession.

LOCATION

Broad Street is the main commercial thoroughfare running through the heart of Staple Hill, a vibrant and well-established suburb to the northeast of Bristol. Known for its strong community feel and excellent footfall, the street is lined with a mix of independent retailers, cafes, convenience stores, and national chains, making it a popular destination for both locals and visitors. The area benefits from good transport links and close proximity to green spaces such as Page Park. With its blend of retail activity and residential appeal, Broad Street is a sought-after location for both commercial and mixed-use property opportunities.

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)

Shop Rating: D

Maisonette: F

TENURE

Understand to be freehold, refer to the legal pack for conformation.

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

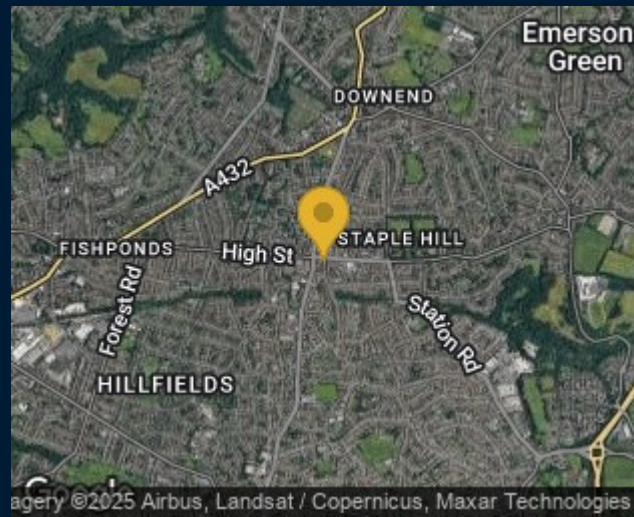
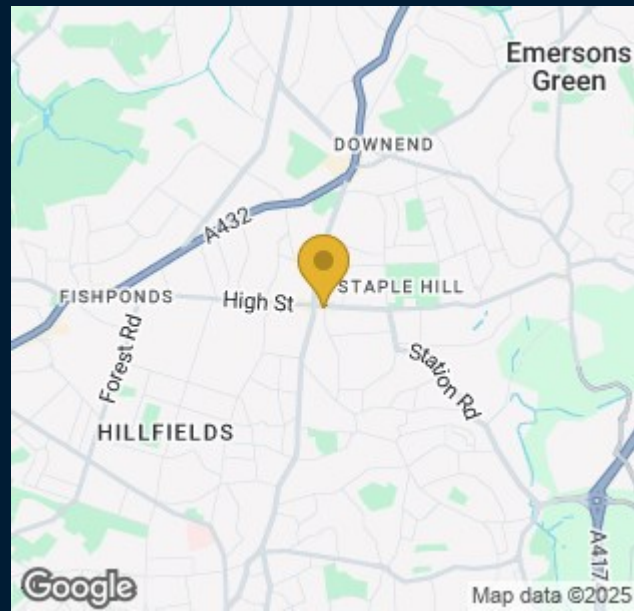
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you 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.

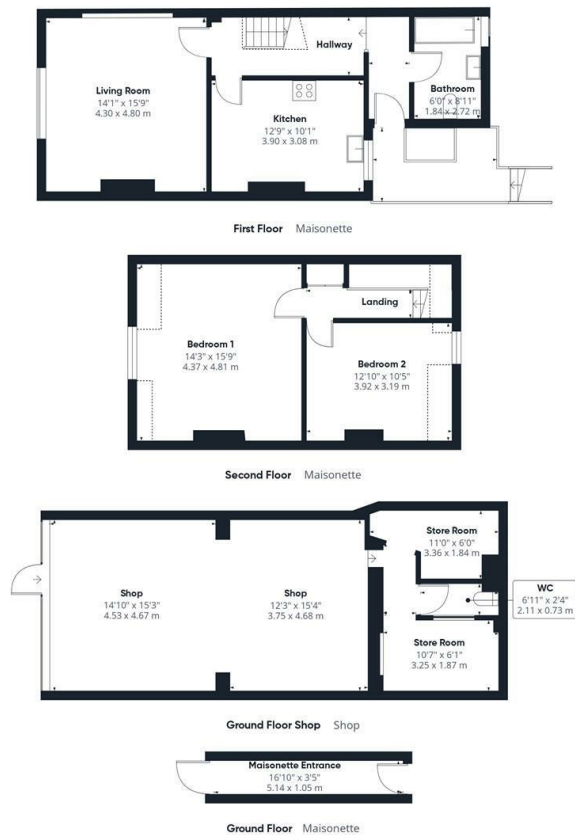
RENTAL ESTIMATES

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





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[®]

1528 ft²
141.9 m²

Balconies and terraces

61 ft²
5.7 m²

Reduced headroom

47 ft²
4.4 m²

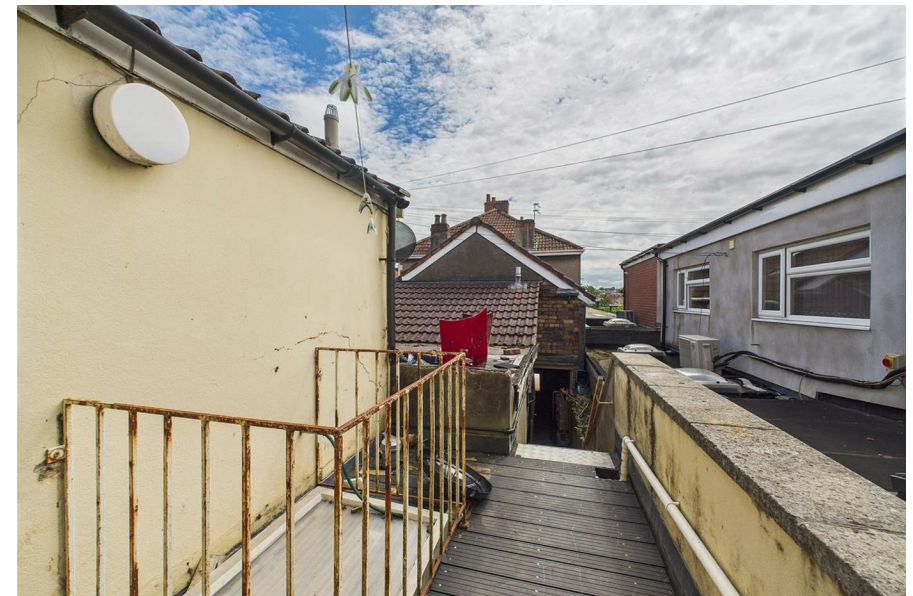
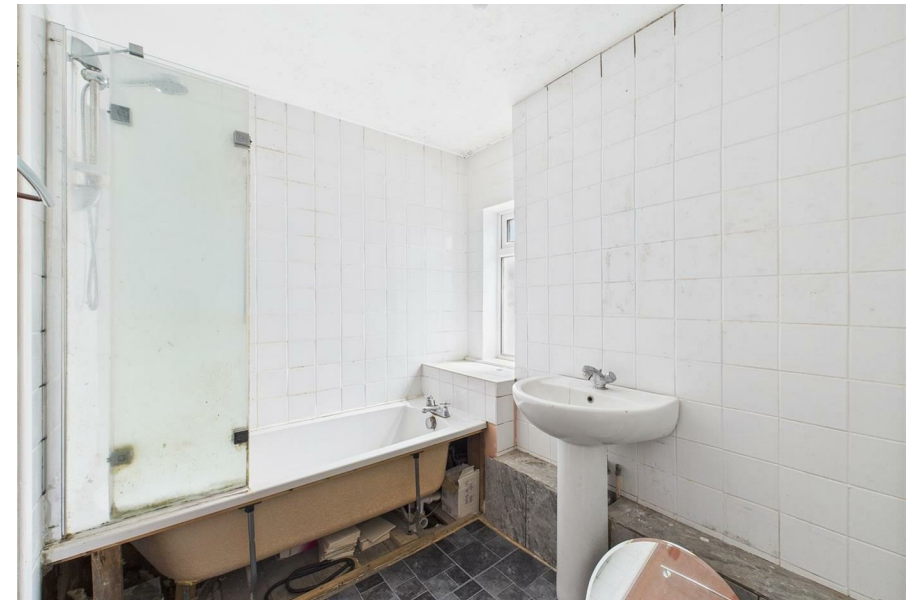
(1) Excluding balconies and terraces

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.

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