

# MAGGS & ALLEN

THOMAS YARD  
BISHOP ROAD  
BISHOPSTON BRISTOL, BS7 8LS

**Guide Price: £250,000+**

- 16 October LIVE ONLINE AUCTION
- Two Storey Workshop (Approx. 926 ft<sup>2</sup>)
- Enclosed Yard
- Potential for Redevelopment
- Would also make a great live/work unit
- Prime Location in Bishopston, close to Gloucester Road
- Very rare opportunity



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 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

WORKSHOP AND YARD IN BISHOPSTON WITH REDEVELOPMENT POTENTIAL

## DESCRIPTION

A detached workshop arranged over ground and first floor (approx. 926 ft<sup>2</sup>) with an enclosed yard. Operating as a carpentry business for over 100 years, the site is offered for sale as seen (including machinery) - would make a great live/work unit. The site also offers potential for demolition and residential development, subject to obtaining the necessary consents.

## LOCATION

The property is located in a predominantly residential location on Bishop Road, within easy reach of the shops and amenities of Gloucester Road.

## ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout. The floor plan and floor area is provided for indicative purposes only and should not be relied on.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

## TENURE

Offered for sale on a long leasehold basis (virtual freehold) and with vacant possession, although the property is sold as seen, with any equipment remaining.

## BUSINESS RATES

The rateable value with effect from April 2023 is £3,150.

## 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.

## SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## RENTAL ESTIMATES

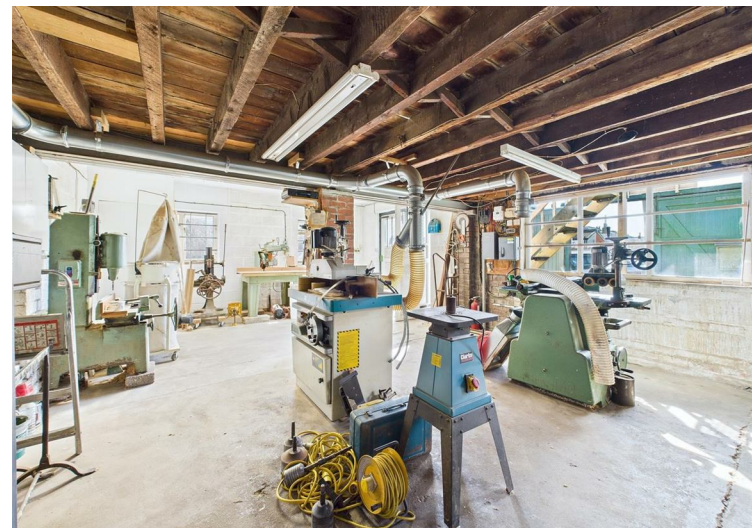
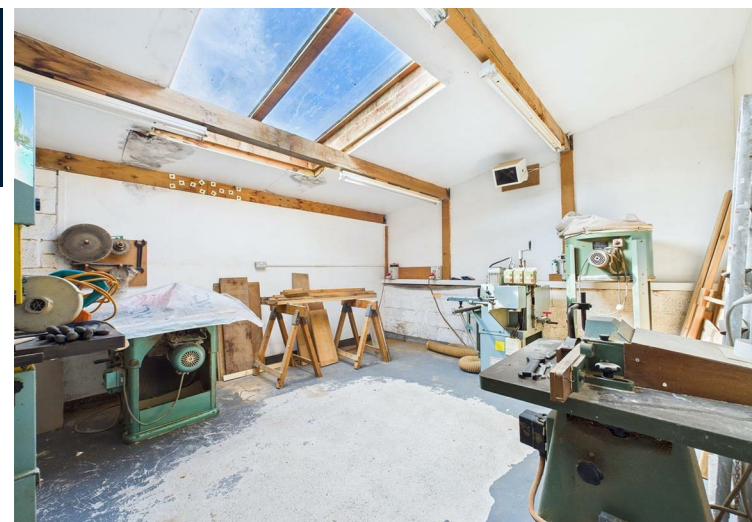
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

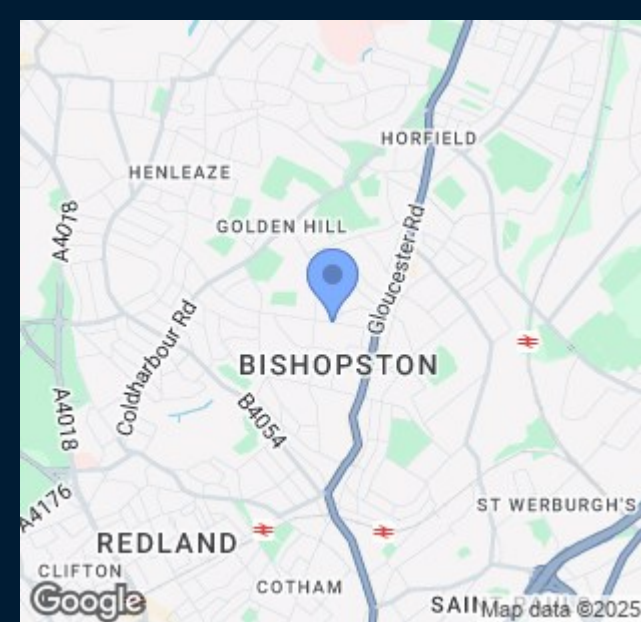
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

## 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)

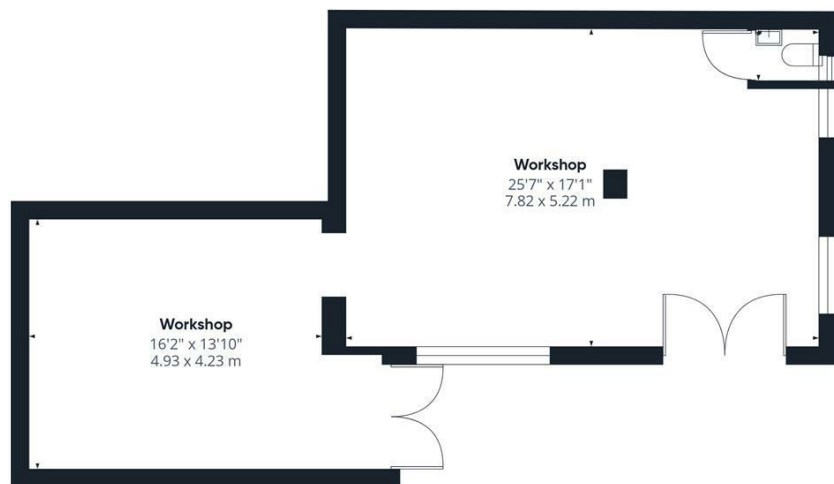






Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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

Approximate total area<sup>(1)</sup>

926 ft<sup>2</sup>  
86.1 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.

GIRAFFE360



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