



MAGGS & ALLEN

146 ST MICHAELS HILL
KINGSDOWN, BRISTOL, BS2 8DA

Guide Price: £400,000+

- 18 September LIVE ONLINE AUCTION
- Substantial freehold investment property
- Large ground and basement level restaurant / First & second floor maisonette
- Approx. 390 m² (4,198 ft²) of accommodation on a site of approx. 0.13 acres
- Land & outbuildings to the rear with development potential
- 8-week completion



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

SUBSTANTIAL MIXED-USE INVESTMENT PROPERTY WITH DEVELOPMENT POTENTIAL

DESCRIPTION

A substantial freehold mixed-use investment property comprising a substantial ground floor restaurant with additional basement, a large two storey maisonette on the first and second floors and a parcel of land to the rear occupied by various outbuildings. The property is situated in a prime position on St Michaels Hill in Kingsdown and presents a superb investment opportunity with a potential rent of circa £59,000 per annum once fully occupied and refurbished. The land and buildings at the rear benefit from a right of access from Paul Street and may offer scope for further development, subject to consents.

With accommodation spanning approximately 390 m² and a site area of circa 0.13 acres, this is an opportunity not to be missed.

ACCOMMODATION

Ground & Basement Level Restaurant - Approx. 291 m²

First & Second Floor Maisonette - Approx. 105 m²

Please note the measurements below have been taken from the EPCs and have not been verified.

LOCATION

The property is situated in a prime position on St Michaels Hill in Kingsdown in a mixed parade of shops. There are a wide range of independent restaurants and bars within the vicinity and excellent transport links are provided to the city centre.

TENANCY DETAILS

Please refer to the online legal pack for details of any existing tenancies.

We understand the restaurant will be sold vacant.

We understand the maisonette is let on an AST and we await a copy of the tenancy agreement.

RESTAURANT FLOOR PLAN

Please note the restaurant floor plan was produced in 2020 and internal alterations may have been carried out since.

TENURE

The property is for sale on a freehold basis, subject to any existing tenancies included in the legal pack.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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

*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.

PRELIMINARY DEPOSITS

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

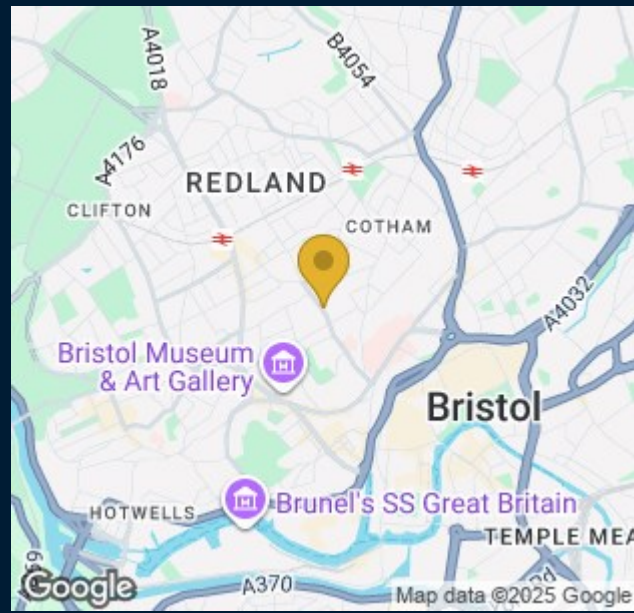
If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

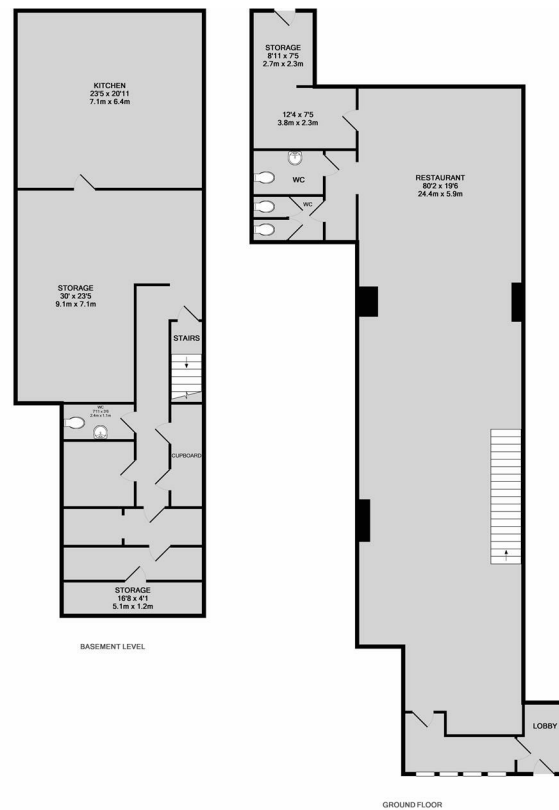
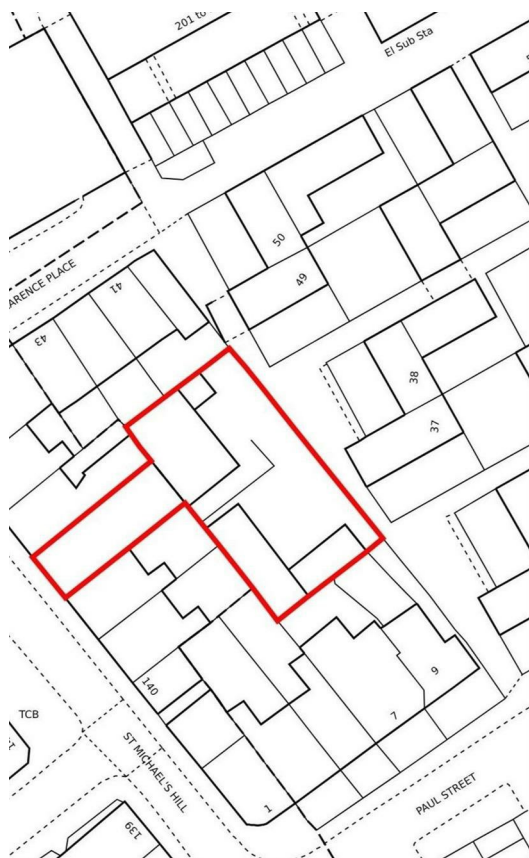
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

HMO LICENSING & PLANNING





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.



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