

## Shop 1, 78 - 82 Church Road, Redfield, Bristol, BS5 9JY

Auction Guide Price +++ £25,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- VACANT COMMERCIAL UNIT
- LEASEHOLD | 274 Sq Ft
- SCOPE FOR £6,000 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - JULY LIVE ONLINE AUCTION - Leasehold VACANT COMMERCIAL UNIT ( 274 Sq Ft ) with scope for £6,000 pa INCOME | REDUCED - was £75k

# Shop 1, 78 - 82 Church Road, Redfield, Bristol, BS5 9JY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Shop1 78 - 82 Church Road, Redfield, Bristol BS5 9JY

Lot Number 15

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £25,000 - £50,000 for this lot.

### THE PROPERTY

A Leasehold commercial unit within a mixed use block located on the vibrant Church Road with excellent footfall. The unit ( 274 Sq Ft ) is a self contained lock up commercial unit comprising part of the ground floor with Kitchenette and WC and we understand the premises has a linked fire alarm system.

Sold with vacant possession.

Tenure - Leasehold | 27th Sept 2004 with a length of 999 years ( 979 Years Left )

EPC - C

Management Fees - The charge is annual from Jan to Dec, charged quarterly in advance. 2025 - £1413.12 pa

Business Rates - Rateable Value: £4,350

Rates Payable - (2023/24) 49.9p in the £ - Interested parties should make their own enquiries to the Local Billing Authority.

### THE OPPORTUNITY

VACANT COMMERCIAL | INVESTMENT

The unit was most recently occupied as a therapy room but is now vacant.  
We understand there is scope for circa £500 pcm | £6,000 pa

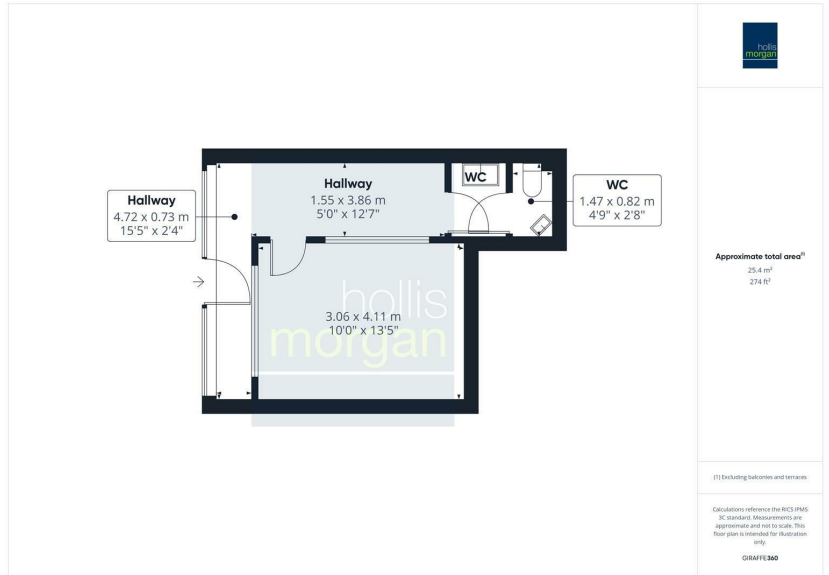
REDUCED PRICE | AUCTION

The property was previously listed with commercial agents with an asking price of £75,000 and now has a reduced guide price for sale by auction.

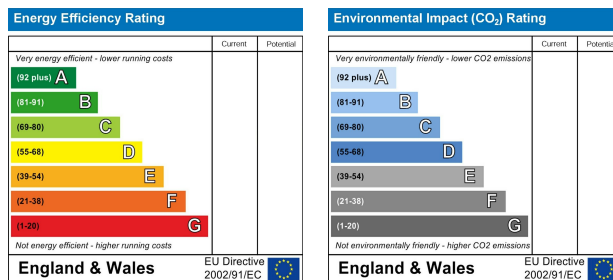
### LOCATION

Redfield and nearby St George is a vibrant and diverse area located in East Bristol close to the City Centre. One of the main advantages of living in the area is its proximity to St George's Park, a beautiful green with a range of facilities, including tennis courts, a children's playground, and a boating lake. St George is also home to a thriving high street, Church Road, which offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets. The area has a strong sense of community, with regular local events and festivals whilst all the amenities of Bristol City centre are nearby.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.