

338 - 344 Stapleton Road, Easton, Bristol, BS5 0NN

Auction Guide Price +++ £725,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BLOCK
- £79,995 pa INCOME
- 5 X FLATS + COMMERCIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT BLOCK (4833 Sq Ft) comprising 5 x FLATS + COMMERCIAL UNIT | Fully let producing £79,995 INCOME pa

338 - 344 Stapleton Road, Easton, Bristol, BS5 0NN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 338 - 344 Stapleton Road, Eastville, Bristol BS5 0NN

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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"

THE PROPERTY

A prominent mixed use property (4833 Sq Ft) comprising large ground floor commercial unit and 5 self contained residential flats on the upper floors.
Sold subject to existing tenancies.

SCHEDULE OF ACCOMODATION

Commercial Unit - Ground Floor + Garage | 2435 Sq Ft
Flat 338A - First Floor Self Contained Studio | Separate Kitchen
Flat 338B - Second Floor Self Contained 1 Bed Flat | Separate Kitchen
Flat 342A - First Floor Self Contained 1 Bed | Separate Kitchen
Flat 342B - First Floor Self Contained Studio | Separate Kitchen
Flat 342C - Second Floor Self Contained 1 Bed Flat | Separate Kitchen

Tenure - Freehold

Council Tax - A | A | A | A | A
EPC - C | C | C | C | C

THE OPPORTUNITY

MIXED USE INVESTMENT | £79,995 pa

The property produces £79,995 pa with some of the residential tenants in situ since 2023.

SCHEDULE OF INCOME

Commercial Unit - 20 years from November 2021 | Rent £29,145.00 pa |
Rent Review 2026 / 2031 / 2036
Flat 338A - £825 ppcm | Commenced 20th February 2026
Flat 338B - £900 ppcm | Commenced 12th February 2024
Flat 342A - £825 ppcm | Vacating 2nd March 2026 | Advertised to Let
Flat 342B - £725 ppcm | Commenced 23rd October 2023
Flat 342C - £925 ppcm | Commenced 30th January 2023
Advertising Panels | £450 pa
Total - £79,995 pa

Please refer to online legal pack for copies of the AST tenancies and commercial lease.

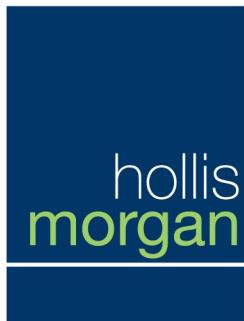
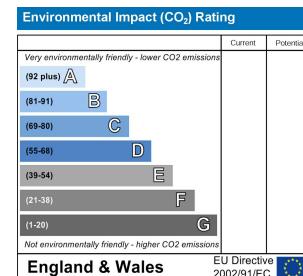
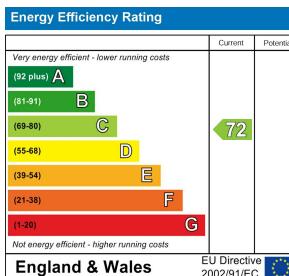
DEVELOPMENT

There may be scope for development on the air space over the garage subject to gaining the necessary consents.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

**hollis
morgan**

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.