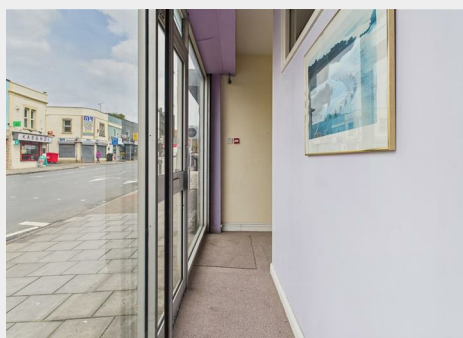


Shop 1, 78 - 82 Church Road, Redfield, Bristol, BS5 9JY

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 TBC

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

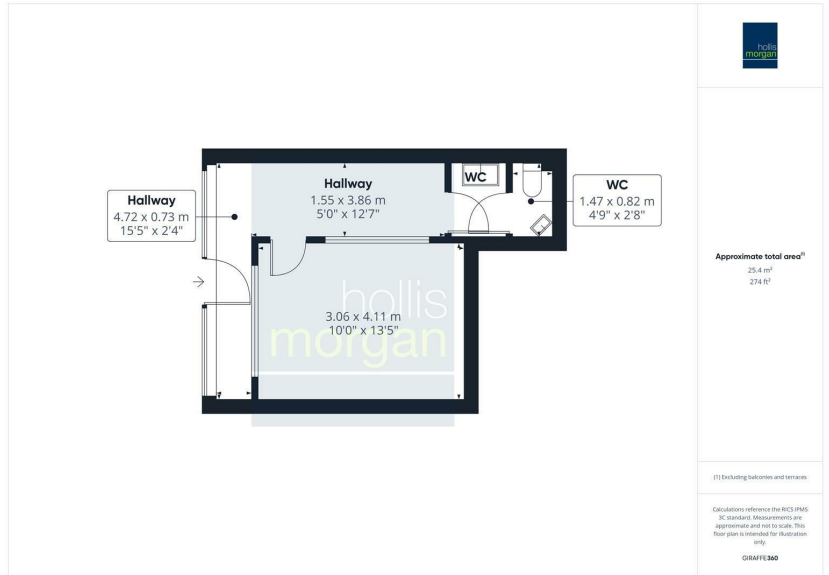
REDUCED PRICE | AUCTION

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

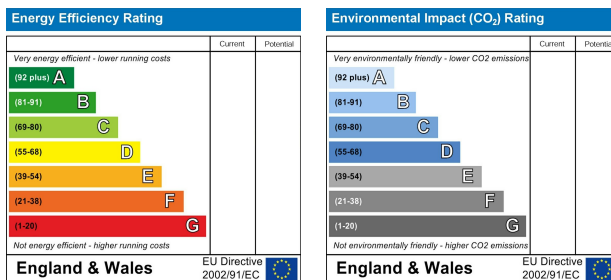
LOCATION

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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Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

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Please refer to our website for further details.