Fiddlers Club, Willway Street, Bedminster, Bristol, BS3 4BG

Auction Guide Price +++ £900,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD FORMER NIGHTCLUB
- DEVELOPMENT OPPORTUNITY
- RESI SCHEME | SUBJECT TO PLANNING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY (0.19 Acre) comprising a FORMER NIGHTCLUB (7957 Sq Ft) with scope for RESI CONVERSION stp

Fiddlers Club, Willway Street, Bedminster, Bristol, BS3 4BG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Fiddlers Club, Willway Street, Bedminster, Bristol BS3 4BG

Lot Number TBC

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon
Registration Deadline is on Friday 12th June 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 Freehold former nightclub located in Willway Street just moments from East Street with excellent access to both the Harbourside and City Centre. The property occupies a 0.19 acre footprint with 7957 Sq Ft accommodation predominantly over the ground floor with a small mezzanine level. We understand the building was rumoured to be an 18th century prison and we are informed it was once a malting house for a local brewery and was converted into the Courage's Social Club in circa 1982 and has been used thereafter as a nightclub with 6am licence for many years but is no longer trading and offered with vacant possession.

Tenure - Freehold
EPC - D

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY | STP

The property is located in the Bedminster area, which is seeing intense change and development with several notable schemes having been recently completed such as Factory No.1 | City & Country at the former Wills Tobacco factory on East Street. There is also multiple large scale regeneration projects in their early stages adjacent to the property, such as the former Park Furnishers site that has been allocated for development and the wider Whitehouse Street Regeneration scheme. Over the coming years the plans will see the construction of multiple tall buildings and a mixture of residential, commercial and retail in the immediate vicinity.

There is scope for a wide range of both residential and mixed use schemes with the property being suitable for both flats or townhouses.
Any future scheme would be subject to gaining the necessary consents but interested parties will note that no recent planning applications of this nature have been sought on the property.

COMMERCIAL USE

The property would suit continued use a nightclub with 6am licence or other commercial use subject to consents.

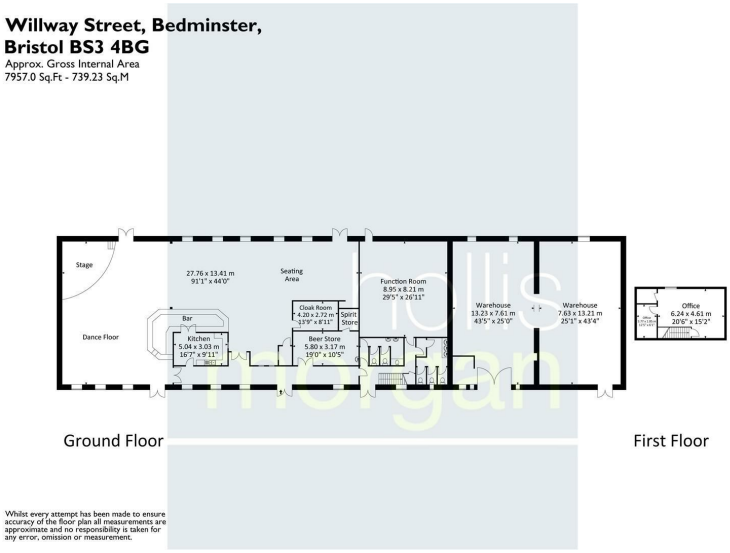
REDUCED PRICE FOR AUCTION

The property was previously listed with respected agents with an asking price of £2m and now has a reduced guide price for sale by auction

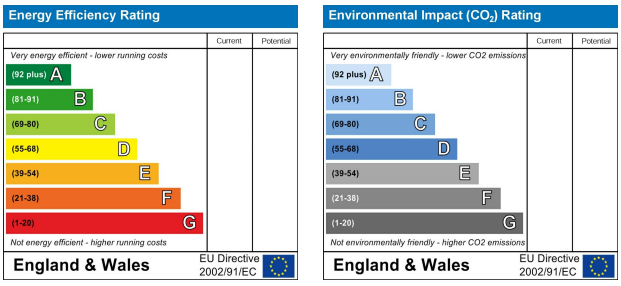
HOLLIS MORGAN NEW HOMES

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

Floor plan



EPC Chart



hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
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

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