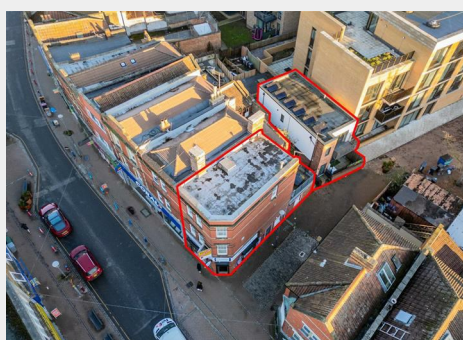
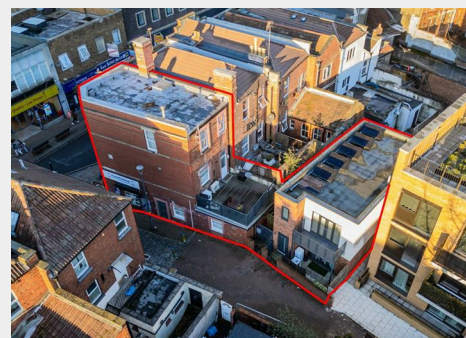


## 103 East Street, Bedminster, Bristol, BS3 4EX

Auction Guide Price +++ £675,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BLOCK
- 4 X FLATS | 1 X RETAIL
- SCOPE FOR £70K + pa INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold MIXED USE BLOCK comprising 4 X FLATS + 1 x RETAIL | Scope for £70k + INCOME pa

# 103 East Street, Bedminster, Bristol, BS3 4EX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 103 East Street, Bedminster, Bristol BS3 4EX

Lot Number TBC

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00

Noon

Registration Deadline is on Friday 6th February 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"

### JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

### THE PROPERTY

A Freehold mixed use block on a prominent corner on popular East Street.

The property was granted planning in 2021 to be converted into a small

retail unit with studio flat plus a 3 bedroom maisonette on the upper floors

with an additional new build block to the rear comprising 2 self

contained 1 bed flats with study's.

Vacant possession on all units apart from retail unit.

### Schedule of Accommodation

103 - Retail Unit

103 A - Ground Floor Studio Apartment

103 B - Upper Floor Maisonette | 3 Beds | Roof Terrace

103 C - New Build | Ground Floor | 1 Bed Flat + Study

103 D - New Build | Ground Floor | 1 Bed Flat + Study

Tenure - Freehold

Council Tax - A | A | A | A

EPC - TBC

### THE OPPORTUNITY

MIXED USE INVESTMENT

The property will be sold with vacant possession ( apart from retail unit )

with scope for £70,000 + per annum income.

Please refer to independent rental appraisal.

### RETAIL UNIT

10 Year FRI lease from May 2025 | £13,000 pa

### LOCATION

Bedminster is a lively and popular area located in the South of Bristol.

Known for its strong community spirit it's a highly sought-after location for

young professionals and families alike. Bedminster has excellent transport

links, with easy access to the city centre and also has its own train station,

providing regular services to Bristol Temple Meads. Nearby North Street is

the heart of BS3 and offers a fantastic range of independent shops, cafes, and

restaurants, as well as a weekly market and several supermarkets, there are

plenty of green spaces nearby, including the popular Victoria Park, which

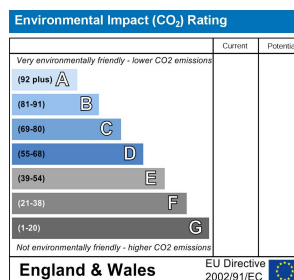
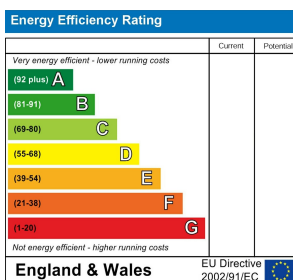
offers tennis courts, a skatepark, and a children's play area. Bedminster is

also just a short distance from Bristol's city centre and Harbourside district

which offer a fantastic range of shops, restaurants, and cultural attractions.

## Floor plan

### EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://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.