

## 58 Gloucester Road, Bishopston, Bristol, BS7 8BH

Auction Guide Price +++ £100,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- COMMERCIAL INVESTMENT
- LEASEHOLD RETAIL UNIT
- INCOME £12,500 PA | 2032
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Leasehold COMMERCIAL INVESTMENT comprising TENANTED RETAIL UNIT ( 664 Sq Ft ) let for £12,500 until 2032

# 58 Gloucester Road, Bishopston, Bristol, BS7 8BH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Retail Unit @ 58 Gloucester Rd, Bishopston, Bristol BS7 8BH

Lot Number TBC

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00

Noon

Registration Deadline is on Friday 5th December 2025 @ 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 Leasehold ground floor retail unit ( 664 Sq Ft ) positioned in a highly viable trading location.

The property is let to a local estate agent with semi open plan office space and a separate ancillary unit at the rear.

Sold subject to existing tenancy.

Tenure - Leasehold | 854 years remaining

EPC - C

### THE OPPORTUNITY

COMMERCIAL INVESTMENT | £12,500 pa

The property is let on a FRI lease until 2032 producing an income of £12,500 pa

Tenant break clause 19th May 2028

Please refer to online legal pack for a copy of the lease.

### LOCATION

Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol and the BRI.

### SOLICITORS & COMPLETION

Ewan Kilgour

Davies & Partners

Ewan.Kilgour@daviesandpartners.com

01454 611355

www.daviesandpartners.com

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

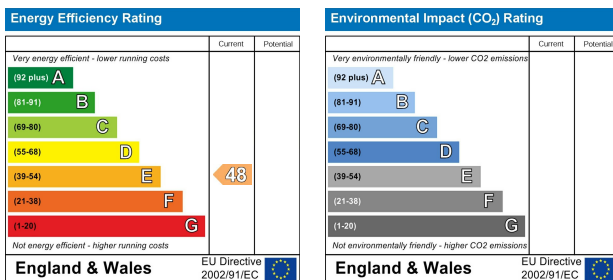
We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

## Floor plan



## EPC Chart



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

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.