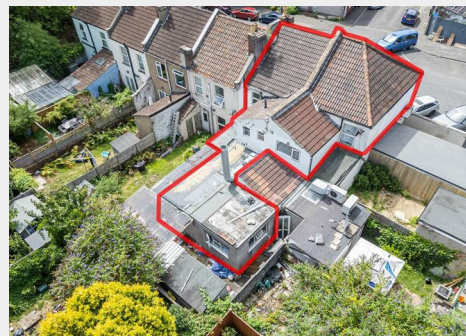


3 Marsh Lane, Redfield, Bristol, BS5 9SB

Auction Guide Price +++ £280,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17th SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE
- FULLY LET INVESTMENT | £32,400 PA
- 2 X FLATS | 1 X RETAIL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT (1759 Sq Ft) fully LET producing £32,400 pa | Comprising 2 X FLATS and 1 x RETAIL in a central location.

3 Marsh Lane, Redfield, Bristol, BS5 9SB

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 Marsh Lane, Redfield, Bristol, BS5 9SB

Lot Number TBC

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30
Registration Deadline is on Monday 15th September 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”

THE PROPERTY

A Freehold mid terraced period property arranged as a mixed use block (1759 Sq Ft) comprising a ground floor retail unit let as a takeaway with ancillary space and yard to the rear. There is independent access to the first floor which comprises 2 self contained one bedroom flats both let on AST contracts.
Sold subject to the existing tenancies.

Tenure - Freehold
Council Tax - A
EPC - On Order

THE OPPORTUNITY

MIXED USE INVESTMENT | £32,400 pa

The property is sold subject to the existing tenants producing £2,700 pcm | £32,400 pa
There is scope to increase the rent subject to negotiation's with tenants.
Interested parties to make their own enquiries.

Please note the ground floor left hand unit is not included in the sale and is a sperate leasehold.
Refer to online legal pack for more details.

SCHEDULE OF INCOME | £32,400 pa

Retail Unit - £800 pcm | 15 year lease with 7 years remaining and rent review due.
Flat 1 - £950 pcm AST contract | Commenced 19th January 2025
Flat 2 - £950 pcm AST contract | Commenced 2019
Total - £2,700 pcm | £32,400 pa

LOCATION

Located on the Redfield / Barton Hill borders with 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.

SOLICITORS & COMPLETION

Solicitor contact TBC

EXTENDED COMPLETION

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

IMPORTANT AUCTION INFORMATION



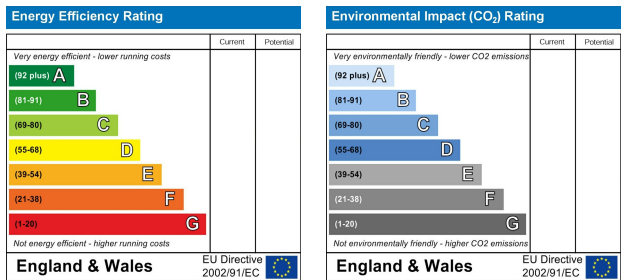
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Floor plan



EPC Chart



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.