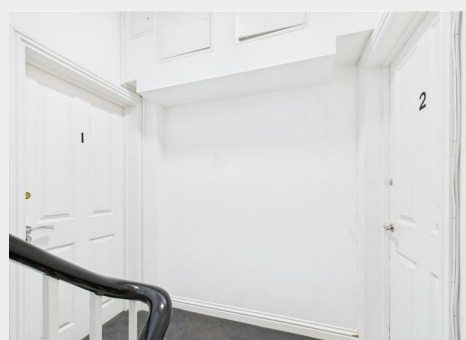
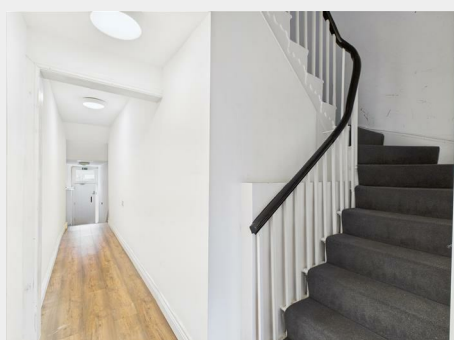


## 209, Gloucester Road, Bishopston, Bristol, BS7 8NN

Auction Guide Price +++ £550,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT / DEVELOPMENT
- 4 X FLATS | COMMERCIAL | RESI DEVELOPMENT TO REAR
- POTENTIAL £100K + PA INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold MIXED USE BLOCK ( 3590 Sq Ft ) comprising 4 x FLATS | Retail Unit + RESI DEVELOPMENT at rear | Potential INCOME £100k + pa

# 209, Gloucester Road, Bishopston, Bristol, BS7 8NN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 209 Gloucester Road, Gloucester Road, Bristol BS7 8NN

Lot Number 48

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

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"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £550,000 - £650,000 for this lot.

### THE PROPERTY

A Freehold mid terraced mixed use property ( 3590 Sq Ft ) comprising the following;

#### COMMERCIAL

Vacant Retail Unit (Class E)

#### RESIDENTIAL

Flat 1 - Rear Studio - AST @ £950 pcm

Flat 2 - Front 2 Bed flat - AST @ £1550 pcm

Flat 3 - Rear Studio @ £950 pcm

Flat 4 - Front Studio @ £1000 pcm

Sold subject to existing tenancies.

#### DEVELOPMENT

Vacant Resi to rear with scope for development ( stc )

Tenure - Freehold

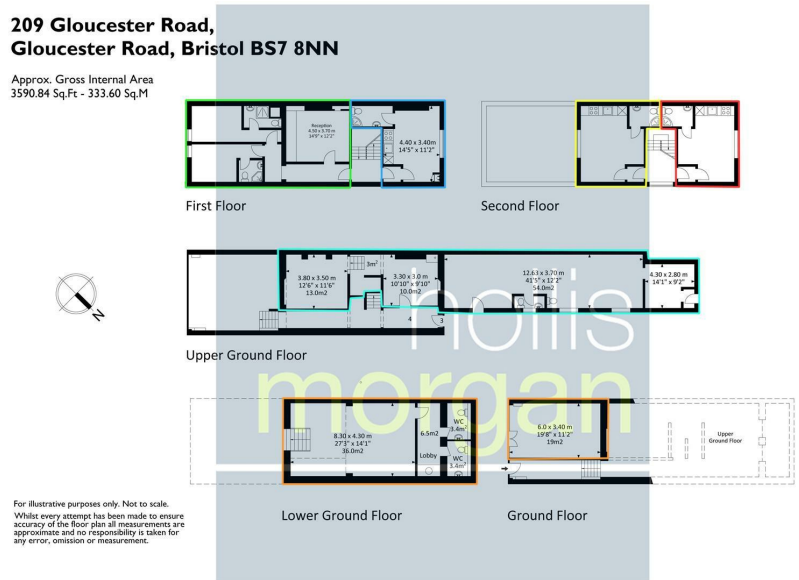
Council Tax - Band A

EPC - C, E, C, & D

## Floor plan

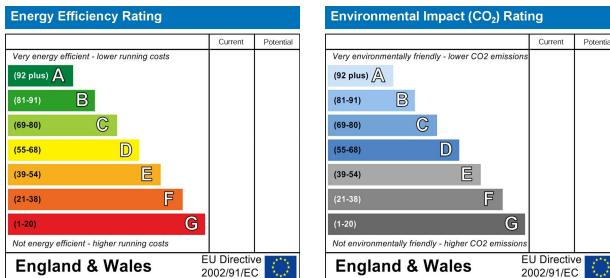
### 209 Gloucester Road, Gloucester Road, Bristol BS7 8NN

Approx. Gross Internal Area  
3590.84 Sq.Ft - 333.60 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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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.