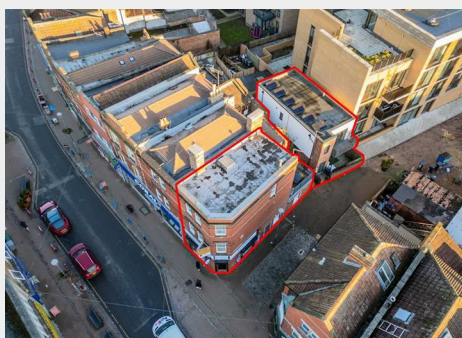
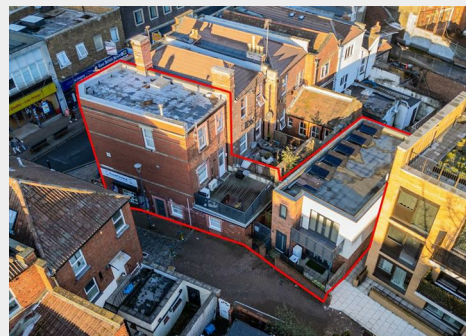


103 East Street, Bedminster, Bristol, BS3 4EX

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 £77,800 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 - Ordered | D | B | B

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.

FLATS

- 103 A - £1000pcm - £1100pcm
- 103 B - £1700pcm - £1800pcm
- 103 C - £1150pcm - £1250pcm
- 103 D - £1150pcm - £1250pcm

Potential Income - £5,000 - £5,400 pcm | £60,000 - £64,800 pa

RETAIL UNIT

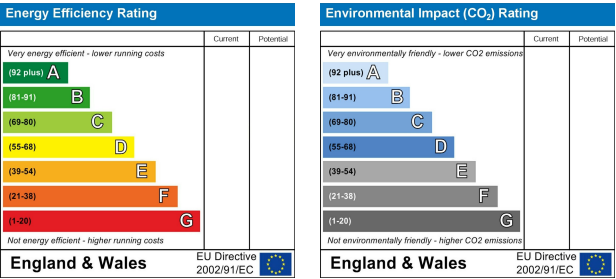
10 Year FRI lease from May 2025 | £13,000 pa

Total Potential Income - £77,800 pa

Floor plan



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.