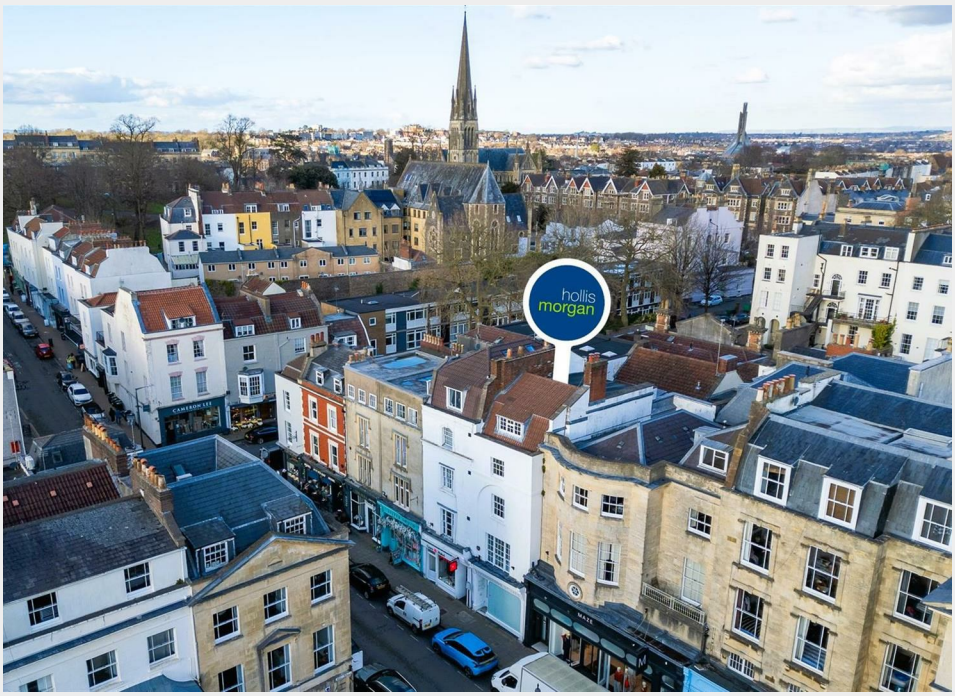
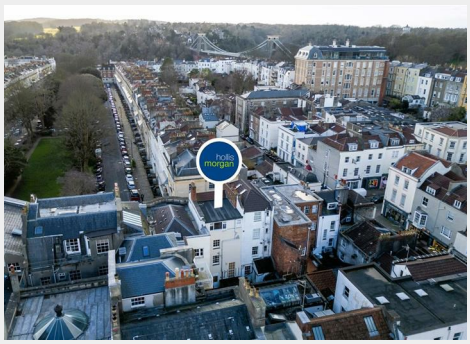
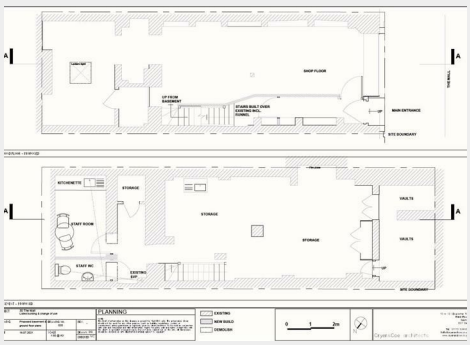
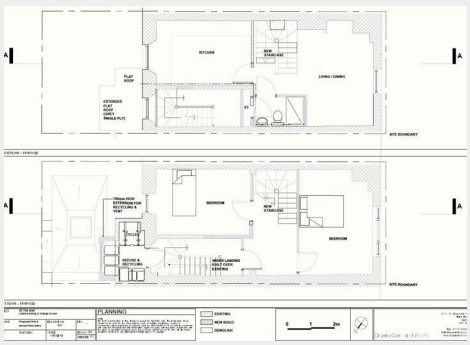
30 The Mall, Clifton Village, Bristol, BS8 4DS

Auction Guide Price +++ £275,000









- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- CLIFTON VILLAGE FREEHOLD
- RETAIL UNIT + 4 UPPER FLOORS
- RESI PLANNING GRANTED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A vacant grade II listed CLIFTON VILLAGE FREEHOLD (2876 Sq Ft) with 5 Floors + Basement | RESI PLANNING granted to convert upper floors.

30 The Mall, Clifton Village, Bristol, BS8 4DS

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 30 The Mall, Clifton Village, Bristol BS8 4DS

Lot Number 2

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30
Registration Deadline is on Monday 21st April 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"

PRE AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY
A Freehold period grade II listed property located on the iconic The Mall in the heart of Clifton Village close to the Clifton Club and Mall Gardens with excellent passing trade. The property is arranged over 5 floors plus a basement providing 2876 Sq Ft of accommodation and having most recently been occupied by an art gallery but offered with vacant possession.

Tenure - Freehold
EPC - D
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY
MIXED USE INVESTMENT | DEVELOPMENT

The property has scope for an excellent investment.
The retail unit will produce circa £25,000 pa
The maisonettes will have a resale value of circa £400,000 + each once converted.
Please refer to independent rental appraisal.

RESIDENTIAL PLANNING | UPPER FLOORS

Planning and listed building consent was granted in November 2023 to convert the upper 4 floors into 2 x 2 bedroom maisonettes with independent access from The Mall.

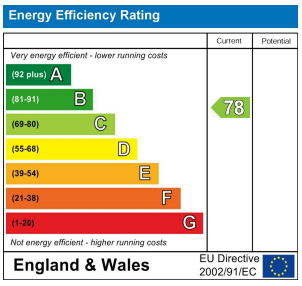
21/05760/F & 21/05761/LA
Change of use from retail to part retail / Class E and residential apartments: Refurbishment of ground and basement providing retail (Class E) use including storage and staff facilities. First to Fourth floor converted to two number two bedroom apartments.

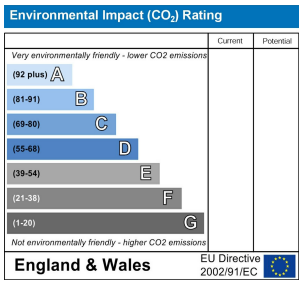
UPPER FLOORS | ALTERNATIVE SCHEME

There is scope for alternative schemes on the upper floors such as a large single dwelling or 4 separate 1 bedroom flats.
Subject to gaining the necessary consents.

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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