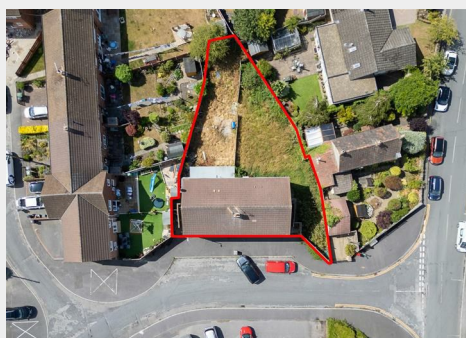


## 2 - 4 Parsons Avenue, Stoke Gifford, Bristol, BS34 8PL

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17th SEPTEMBER 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BLOCK
- 2 BED FLAT | FIRE DAMAGED 2 BED FLAT
- TENANTED COMMERCIAL UNIT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE BLOCK ( 1788 Sq Ft ) comprising 2 BED FLAT | 2 BED FIRE DAMAGED FLAT and COMMERCIAL UNIT.

# 2 - 4 Parsons Avenue, Stoke Gifford, Bristol, BS34 8PL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 2 - 4 Parsons Avenue, Stoke Gifford, Bristol BS34 8PL

Lot Number 25

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 mixed use detached block comprising a pair of ground floor commercial units and two self contained 2 bedroom flats with a wedged garden to the rear.

Please note the retail unit at 4 parsons Avenue has been sold on a long leasehold.  
Subject to existing tenancies.

The sale will be for the freehold with three vacant unit ( 2 residential and 1 commercial) and then the remaining commercial tenant has a 125 year lease purchased in March 2024. They pay a contribution towards the insurance and there is a contribution clause within the lease for a proportion of the costs of the maintenance and repair of the accessway.

Tenure - Freehold

Council Tax -

EPC -

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

MIXED USE INVESTMENT

The property comprises 3 elements.

2 Parsons Avenue - Vacant

2a Parsons Avenue - Fire Damaged self contained 2 bedroom flat | Vacant

4 Parsons Avenue -Self contained 2 bedroom flat | Vacant

Please refer to independent rental appraisal.

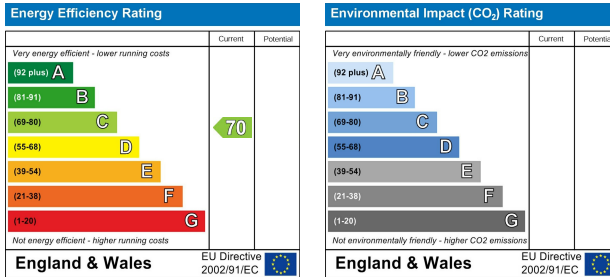
FLAT 2a | FIRE DAMAGE

We understand the fire was contained within the kitchen however all the rooms have smoke damage. A structural inspection was carried out in September 2024 which confirmed that none of the load bearing walls have been damaged but there is some smoke damage and charring to the timbers forming the roof structure. The damage to the roof is confined to the area above the cooker in the kitchen. The rafters, purlins and trusses don't appear to have been damaged by the fire. The damage was limited to three ceiling joists and a binder, all located close to the party wall. The report concluded that the roof structure is not considered to be seriously comprised as regards its structural integrity and that only local repairs are needed. Interested parties cannot rely on this report and must make their own investigations.

## Floor plan



## EPC Chart



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## 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.