

MAGGS & ALLEN

19A SALISBURY ROAD
ST ANNES, BRISTOL, BS4 4EL

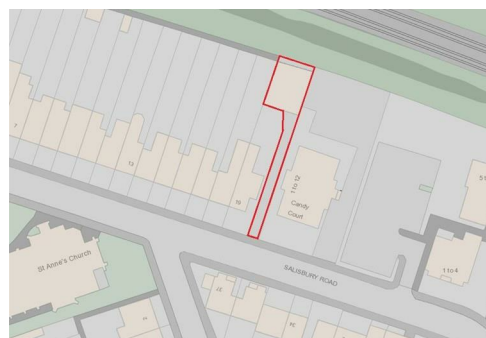
Guide Price: £250,000+

- 17 September LIVE ONLINE AUCTION
- Detached two storey workshop with huge potential
- Measures approx. 1,719 ft² (160 m²)
- Off-Street Parking
- Ideal for a wide variety of potential uses
- Scope for residential or live/work conversion, subject to consents



Auction & Commercial
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FOR SALE BY AUCTION

This property is due to feature in our online auction on the 17 September at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

SUMMARY

SUBSTANTIAL DETACHED WORKSHOP WITH SCOPE FOR RESIDENTIAL CONVERSION

VIEWINGS

By appointment.

DESCRIPTION

A substantial detached two-storey workshop extending to approximately 1,719 ft² (159.7 m²). The property is situated within a predominantly residential location and will appeal to tradespeople, vehicle specialists, furniture makers, artists, hobbyists or small business owners seeking a versatile premises with excellent on-site facilities.

The ground floor comprises a spacious workshop with the benefit of a shower room, store room and a further room currently used as an occasional bedroom. To the first floor is a generous open-plan kitchen and living area, providing useful ancillary accommodation or additional workspace. Externally, the property benefits from off-street parking and is equipped with three-phase electricity and oil-fired central heating, making it suitable for a variety of business operations.

In addition to its appeal as a workshop, the property offers excellent potential for alternative uses or residential redevelopment, subject to obtaining the necessary planning consents. Opportunities to purchase detached premises of this size and versatility in an established residential area are seldom available, making this an attractive proposition for owner-occupiers, investors and developers alike.

LOCATION

The property is situated just off Salisbury Road in St Annes, in a residential location within close proximity to St Anne's Park.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

PV PANELS

The unit also benefits from PV Panels to the roof. We understand these were sold off on a 20 year lease with approximately 9 years remaining on the term although the tenant benefits from the use of the power generated but the lease beneficiary benefits from any additional power that is generated.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

BUSINESS RATES

The Rateable Value with effect from April 2026 is £12,000.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

BUYER'S PREMIUM

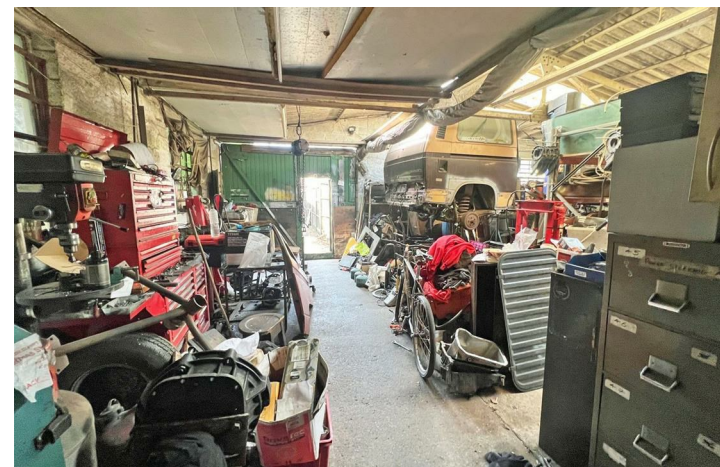
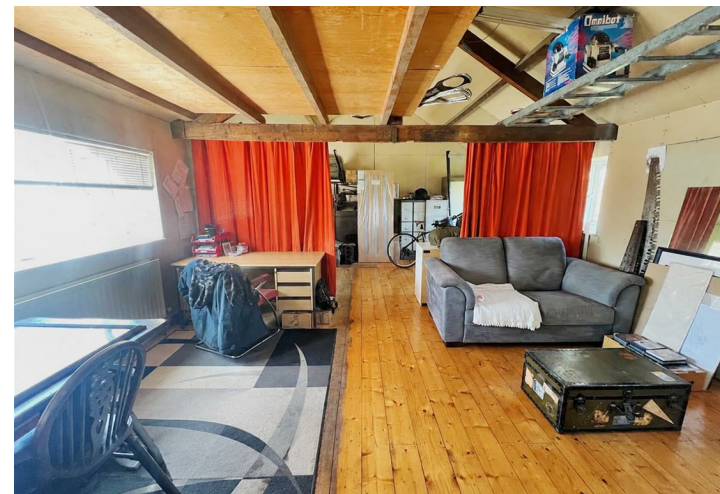
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

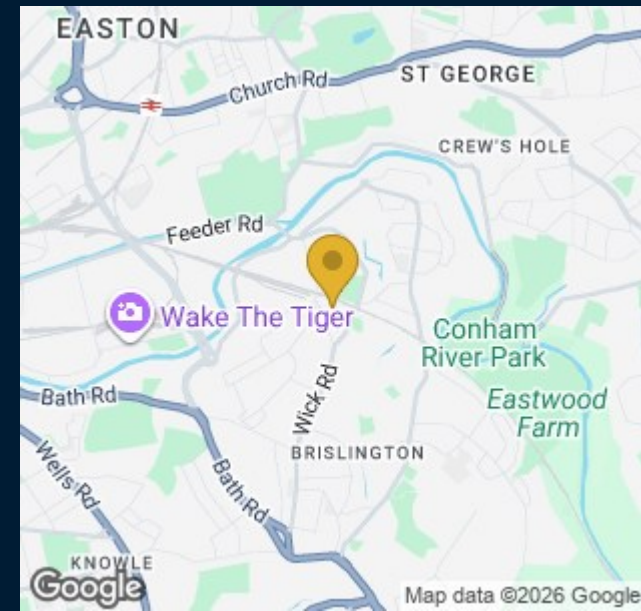
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

AUCTION OR BRIDGING FINANCE REQUIRED?

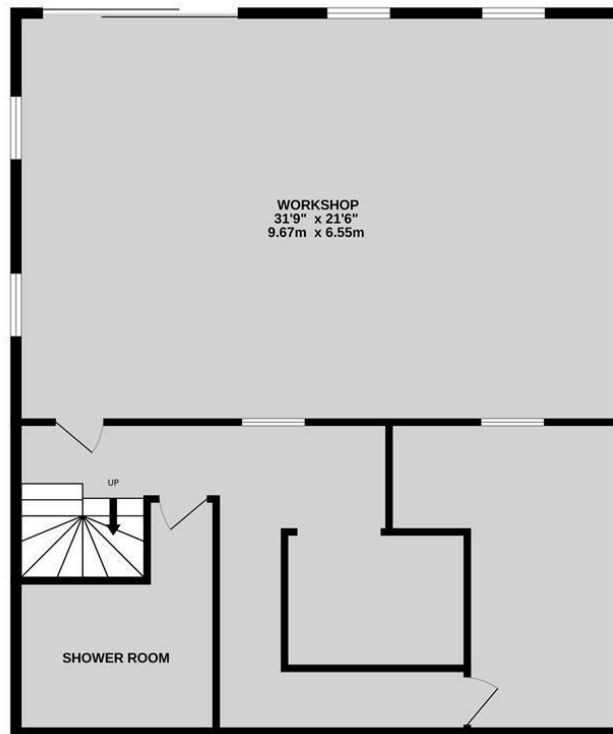
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GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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