

# MAGGS & ALLEN

GARAGE 14 REAR OF NEVIL ROAD  
BISHOPSTON, BRISTOL, BS7 9EQ



Guide Price: £20,000 - £30,000

Auction Guide Price: £20,000 - £30,000

A generously sized single lock-up garage with an up-and-over door, located in a highly desirable residential area of Bishopston. Positioned within a gated yard alongside other garages, it offers a secure space perfect for storage or parking in a location where such facilities are in high demand. This presents an excellent opportunity for local residents, tradespeople, or garage investors. The garage is conveniently situated to the rear of Nevil Road, just moments from Gloucester Road, with excellent transport links via the M32.

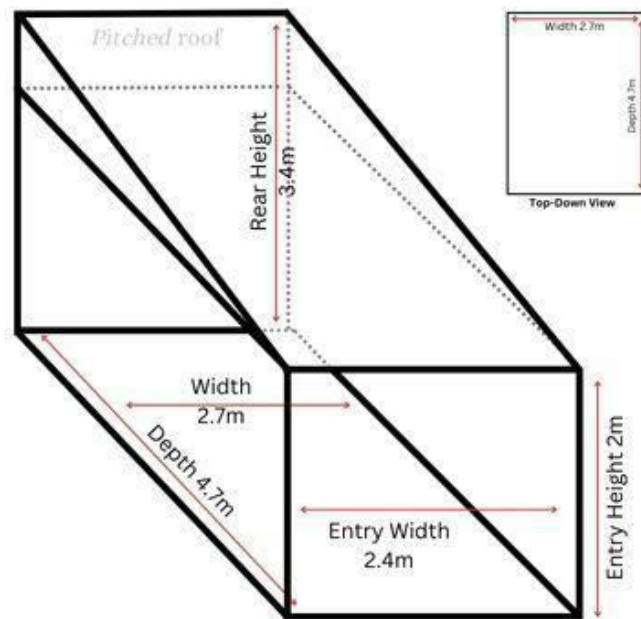
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)



# GARAGE 14, REAR OF NEVIL ROAD, BISHOPSTON, BRISTOL, BS7 9EQ



**MAGGS & ALLEN**

Garage 14, Rear of Nevil Road  
Bishopston, Bristol, BS7 9EQ

Garage

Total Area: 12.69m<sup>2</sup> (137 ft<sup>2</sup>)

Depth: 4.7m (15'42")  
Width: 2.7m (8'86")

Entry (door) width: 2.4m (7'10")  
Entry (door) Height: 2m (6'7")  
Rear Ceiling Height: 3.4m (11'2")

This floor plan is for illustrative purposes only and is not to scale. While every effort has been made to ensure accuracy, measurements and layout details may vary. Do not rely on this plan for valuation or construction purposes. Prospective buyers should verify all details independently.

## FOR SALE BY AUCTION

This property is due to feature in our LIVE online auction on 18th September at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SINGLE LOCK-UP GARAGE WITH GATED ACCESS IN BISHOPSTON

## DESCRIPTION

A larger than average single lock-up garage with up and over door, situated in a highly sought after residential location in Bishopston. The garage is situated in a gated yard alongside other garages and would be ideal for storage or secure parking in an area where it comes at a premium. An ideal opportunity for local residents, builders and garage investors.

## LOCATION

The garage is situated rear of Nevil Road in Bishopston, just a stone's throw from a wide range of amenities on Gloucester Road and excellent transport links are provided via the M32.

## GARAGE DIMENSIONS

Width: 8'2" (2.48m) ?

Depth: 15'1" (4.60m) ?

Please refer to floorplan for approximate measurements. The floor plan is provided for indicative purposes only and should not be relied upon.

## COMPLETION

Completion for this lot will be 4-weeks from exchange of contracts or sooner by mutual agreement.

## SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## 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.

## 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 you 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.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.