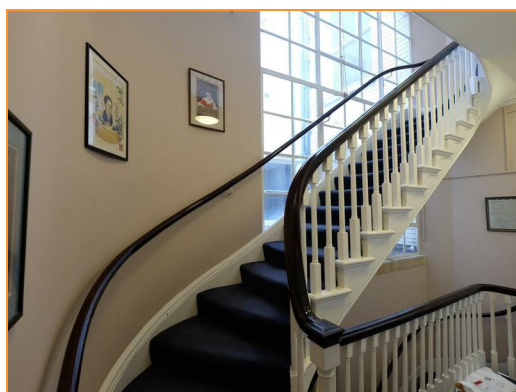
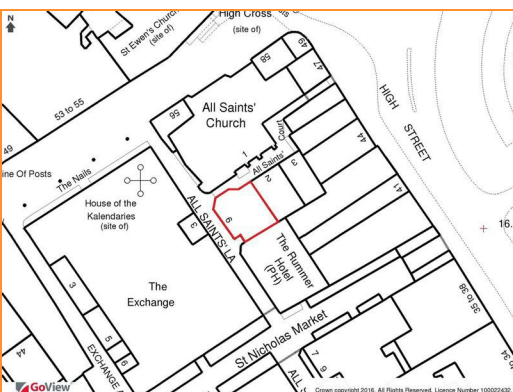




All Saints House, 6 All Saints Lane, City Centre, Bristol, BS1 1JH

Sold @ Auction £410,000

Hollis Morgan APRIL AUCTION LOT NUMBER 18 - A Freehold commercial premises (2935 Sq Ft) in St Nicholas Market with HUGE POTENTIAL for INVESTMENT or DEVELOPMENT.



All Saints House, 6 All Saints Lane, City Centre, Bristol, BS1 1JH

FOR SALE BY AUCTION

SOLD @ AUCTION £410,000
GUIDE PRICE £380,000
APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 18
Wednesday 20th April 2016
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

SOLICITORS

Jonathan Wilson
Wards Solicitors
52 Broad Street, Bristol, BS1 2EP
0117 929 2811
jonathan.wilson@wards.uk.com

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Legal Packs are free to download from Hollis Morgan. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or register to receive them if not yet available. You will be automatically be updated if any new information is added.

JOINT AGENTS

Burston Cook
www.burstoncook.co.uk

THE PROPERTY

This is an imposing and most interesting "Arts and Crafts" style building at present used as a solicitors offices (B1) with spacious accommodation principally arranged on two floors but with a large basement plus an attic style room on the top floor. The property has an impressive central entrance and reception area and the remainder of the building is arranged as offices with the usual facilities including ladies and gents bathrooms and kitchen area.

Please note the property is Grade II listed.

LOCATION

The property enjoys a picturesque setting in a delightful and historic location almost adjacent to St Nicholas Market and some of the most ancient churches and other buildings in central Bristol. The area has been the centre of the legal profession for some time as well as many other businesses, including offices, hotels and restaurants etc. Set at the very heart of the commercial and leisure life of this vibrant city and within reach of a plethora of usual facilities this is a very desirable area in which to work and relax. The property is best approached from Corn Street with its famous "Nails".

THE OPPORTUNITY

Sold with Vacant Possession

The property could continue to be used as prestigious offices with the existing B1 consent - please contact Joint Agents Burston Cook for details of potential rental income.

Alternatively the building could have a multitude of other uses subject to obtaining the necessary planning consents or change of use.

Residential Development - Luxury Flat conversion or HMO style student investment.

Other Commercial Use - Boutique Hotel, Medical or Cosmetic / Dental Surgery, Nursery, Restaurants etc.

VAT

VAT is not applicable on the purchase price.

For full details please refer to the online legal pack.

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to - olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE VIDEO

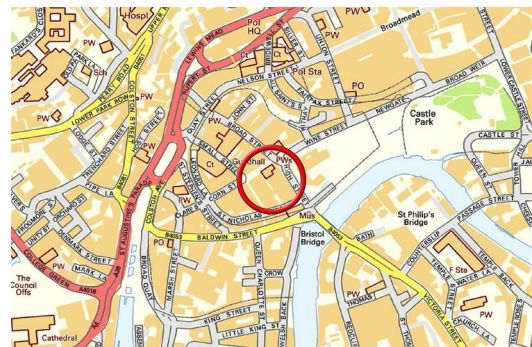
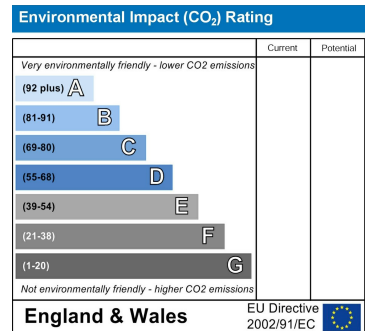
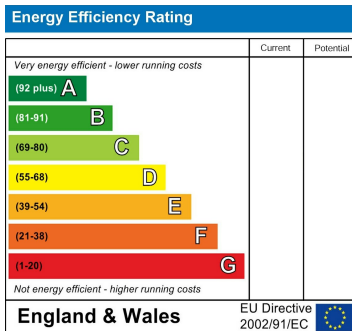
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity - Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk



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