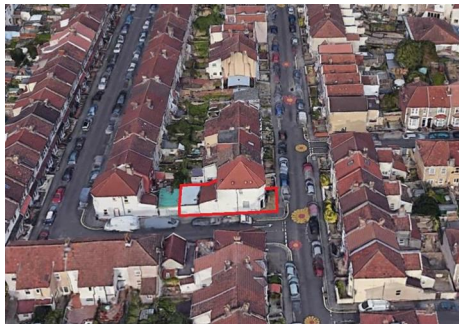




0117 973 6565  
www.hollismorgan.co.uk  
post@hollismorgan.co.uk

hollis  
morgan  
auction



## Flats 1 - 4, 61 Victoria Parade, St George, Bristol, BS5 9EA

Auction Guide Price £275,000 +++

Hollis Morgan NOVEMBER AUCTION - A Freehold CORNER property ( 937 Sq Ft ) arranged as 4 x SELF CONTAINED FLATS ( 3 VACANT ) plus GARAGE - INVESTMENT POTENTIAL and would benefit from UPDATING.

# Flats 1 - 4, 61 Victoria Parade, St George, Bristol, BS5 9EA

## FOR SALE BY AUCTION

\*\*\* SOLD @ HOLLIS MORGAN NOVEMBER AUCTION  
\*\*\*

GUIDE £250,000 +++  
SOLD @ £275,000

LOT NUMBER 37

Wednesday 27th November 2019

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

## EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

## VIEWINGS

Viewings by appointment.

Please contact the office to arrange a convenient time - 0117 973 65 65

## SOLICITORS

Tony Moore  
AMD Solicitors

15 The Mall  
Clifton, Bristol  
tel:0117 906 7684

e: [tonymoore@amdsolicitors.com](mailto:tonymoore@amdsolicitors.com)

## ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

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 if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

A Freehold corner property ( 937 Sq Ft ) with accommodation arranged over two floors comprising 4 self contained units and a garage.

We are informed the building and garage had a brand new roof on it 8 years ago whilst the smaller roof on Flat 2 was also re-felted/batons and tiled in 2019.

## GROUND FLOOR

FLAT 1 - Studio Flat (18.8 sq m)

FLAT 2 - 1 Bedroom Flat (35.6 sq m)

## FIRST FLOOR

Flat 3 - Studio Flat (17.5 sq m)

Flat 4 - Studio Flat 21.6 sq m)

## LOCATION

Victoria Parade is a quiet residential street located close to the vibrant Church Road on the popular St. George and Redfield Borders. Local amenities and services including independent retailers, pubs, bars and restaurants are all within walking distance. Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

### INVESTMENT

The property has been previously let to Bristol City Council LHA tenants with 3 units currently vacant to aid the sale of the property.

The maximum rental potential is £573.86 per calendar month for each 1 bedroom unit (source LHA Bristol City Council 2019/2010).

Flat 1 - £573.86 per calendar month (rolling contract - one month's notice required)

Flat 2 - Vacant

Flat 3 - Vacant

Flat 4 - Vacant

Garage - Vacant but scope for £70 pcm

## BASIC UPDATING AND INCREASE RENTS

The four units would all benefit from basic updating if the new owners wishes to seek professional tenants and there is scope to significantly increase the rents. Refer to rental appraisal.

## COMBINE GARAGE WITH FLAT 2

Potential to increase the size of the flat and thus the rental income by combining the garage space with the existing flat 2.

Subject to consents.

## CONVERT TO TWO FLATS

There is potential to convert the existing accommodation

# Flats 1 - 4, 61 Victoria Parade, St George, Bristol, BS5 9EA

into two more traditional and larger self contained flats.  
Subject to consents.

## EXTEND OVER GARAGE

There is scope to extend the property over the garage.  
Subject to consents.

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

Studio flat - £575pcm - £600pcm per unit

1 bedroom flat - £675pcm - £725pcm

If converted to;

2x 2 bedroom flats - £900pcm - £950pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email ([josh@bristolreslet.com](mailto:josh@bristolreslet.com)) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

## EPC

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

## 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.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – [olly@hollismorgan.co.uk](mailto: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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 buyer's premium ( £1,200 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

## 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.

## BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

- Proof of identity (valid passport or photo driving licence).
- Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- 10% deposit payment.
- Buyers premium payment.
- Details of your solicitor.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand ( found in the legal pack ) or collected at the auction venue.

## **SURVEYS AND VALUATIONS**

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## **TELEPHONE AND PROXY BIDDING**

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before the auction.

## **PAYING THE DEPOSIT & BUYERS PREMIUM**

We can only accept the following at the auction:

- Personal or Company Cheque
- Bankers Draft
- Debit Card ( NOT CREDIT CARD )

## **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 Bristol Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - [www.otrbristol.org.uk](http://www.otrbristol.org.uk)

Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>

## **WHY HOLLIS MORGAN?**

### **WHY HOLLIS MORGAN?**

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients

across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

## **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 and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation 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 angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.