



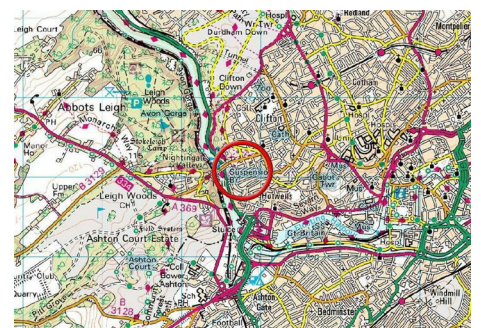
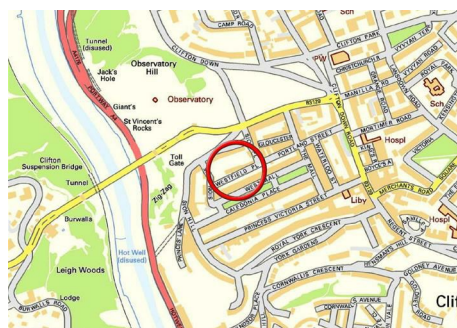
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**auCTION**



## **The Coach House, 9 Westfield Place, Clifton, Bristol, BS8 4AY**

**Auction Guide Price £214,000 +++**

A Freehold coach house situated in the heart of Clifton Village with huge potential for use as garaging, commercial use or possible residential developments subject to planning permission.

## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION - £214K \*\*\*

LOT NUMBER 21

Wednesday 26th February 2014

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

## THE PROPERTY

This is a very rare opportunity to acquire a most unusual and substantial storage/office space (B8/B1) use Class, located in a picturesque area of period houses in the heart of historic Clifton village. This contemporary style building looks remarkably like a large garage but heavy folding door reveal an impressive office/shop front elevation and entrance door. This single storey unit of net internal floor area of 122sq m (1,313 sq ft) includes a small kitchen and wc. The office benefits from low voltage halogen spot lighting and underfloor heating. It should be noted that the Freehold of the whole of 9 Westfield Place will be included in the sale. (The two upper flats have been sold on long leases).

## LOCATION

The property is situated in a picturesque mews style street with adjoining terrace period houses and is within a few 100 yards of the Downs with its acres of open grass and woodlands bounded on the south western side by the spectacular Avon Gorge and Clifton Suspension bridge. A brief walk provides easy access to an eclectic range of exclusive shops and restaurants whilst the University and the business and shopping areas of the city are all easily accessible.

## THE OPPORTUNITY

Buildings such as this are rarely on the market and can never be found when looking for them. The present Use Class provides offers a comprehensive range of opportunities but, clearly, an interesting site like this also has enormous potential for garaging at least six , if not more, cars. (The imminent parking restrictions for this area will make this a very attractive an lucrative option (PP would have to be obtained). Alternatively, the site may have may have some long term residential potential again, subject to obtaining any necessary planning and other consents.

## VACANT POSSESSION

The property is sold with vacant possession.

## ACCOMMODATION

Total : 1,313 sq ft (122 sq m)

## RENTAL HISTORY

The unit was previously let out as offices for £9,950 per annum.

## RATEABLE VALUE

Rateable value: £7,100 per annum.

## 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.

## 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.