



**33 Midland Road, Old Market, Bristol, BS2 0JT**

**Sold @ Auction £275,000**

Hollis Morgan NOVEMBER AUCTION - A mixed use DEVELOPMENT OPPORTUNITY (1987 sq ft) with PLANNING GRANTED to create 1 x FLAT and 1 x MAIS plus a RETAIL unit in this CENTRAL LOCATION.



# 33 Midland Road, Old Market, Bristol, BS2 0JT

## FOR SALE BY AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE £250,000 +++  
SOLD @ £275,000

### LOT NUMBER 34

Wednesday 28th November 2018

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

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### SOLICITORS

Wajid Daar

Cooke Painter

Gilda Parade Wells Road

Whitchurch Bristol BS14 9HY

01275 835 569

wajidd@cps-sols.co.uk

### 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 mid terraced mixed use period property (1987 sq ft) arranged over four floors with small courtyard garden to rear.

Sold with vacant possession .

### LOCATION

The property is located on Midland Road within the popular suburb of Old Market. Local amenities and services are all within close proximity including independent retailers, bars, pubs and cafes. Bristol Temple Meads railway station is within walking distance as well as the Cabot Circus retail complex.

### THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY - PLANNING GRANTED

Planning has been granted to convert the existing property into 2 residential units on the upper floors and retail on the ground floor.

The property is now in need of complete modernisation and is sold with vacant possession .

### GROUND FLOOR

Retail Unit

### FIRST FLOOR

One Bedroom FLAT

### SECOND AND THIRD FLOOR

2 Bedroom , 2 Reception Maisonette.

Scope to use as a 3 bed for rental.

### PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 17/05975/F

Type of application: Full Planning

Site address: 33 Midland Road, Bristol, BS2 0JT

Description of development: Change of use from office Use Class A2 to a mixed use development with office at ground floor and 2 flats Class C3 above. Replace existing shopfront.

Applicant: Mr Devon Gardner

Agent: AFGUK Architects

Committee/delegation date: 21.03.18

Date of Notice: 21.03.18

### PLANNING INFORMATION

Full details of the planning and proposed development can be downloaded with the online legal pack

### RENTAL APPRAISAL

Located in the ever more popular Old Market this mixed-use development would attract professional renters.

Clearly in need for full modernisation there is currently potential to create a one and two or three bed

properties.

The one bed property would let for £925 and if developed as a two-bed property the rent would be in region of £1200pcm. If it was a three-bed property rent would be £1500pcm.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or craig@clifton-rentals.co.uk

### COMMERCIAL MARKET APPRAISAL

Local Experts Burston Cook say:

33 Midland Rd – Ground Floor Office only - £5,000 per annum

For further information please contact Charlie Kershaw MRICS

charlie@burstoncook.co.uk

### 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 £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.

### 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.

### PRE AUCTION OFFERS

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

Pre auction offers can be only 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

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.

### 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.

### 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.

### PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

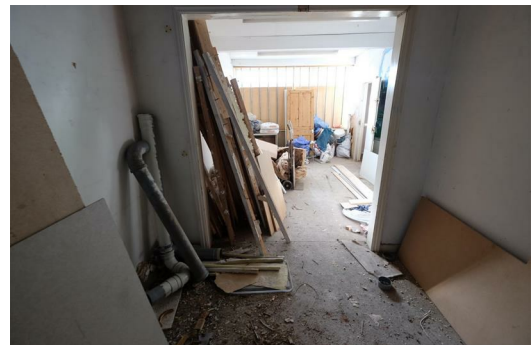
Personal or Company Cheque

Bankers Draft

Debit Card ( NOT CREDIT CARD )

### 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.



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ