

56 Cotham Road, Cotham, Bristol, BS6 6DW

Auction Guide Price +++ £700,000

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 10 - A commanding period property (3285 Sq Ft) arranged as a BLOCK OF FLATS offering excellent HMO INVESTMENT or DEVELOPMENT in this prime residential area.

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FOR SALE BY AUCTION

LOT NUMBER 10

Wednesday 30th November

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

WEEKLY SET VIEWING

Tuesday 1st November @ 14:00

Tuesday 8th November @ 14:00

Tuesday 15th November @ 14:00

Tuesday 22nd November @ 14:00

PLEASE NOTE THAT DUE TO ILL HEALTH THERE IS NO ACCESS TO THE GARDEN FLAT

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

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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.

*** 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

An imposing Freehold period house (3285 Sq Ft) with Bath Stone elevations and a plethora of period features including ceiling cornices, fireplaces and a fine balcony at the rear of the property. Standing well back from the road the with the advantage of a very good size garden for a town house, the property is currently arranged as four self-contained flats with

the benefit of an HMO license. The first floor is vacant and the other three are currently tenanted (details of the tenancies are detailed below). The upper two floors have gas fired central heating. We understand the Garden Flat has the rear garden whilst the Hall Floor Flat has the front and all flats are on separate leases.

LOCATION

Cotham Road is in a prestigious and attractive location on The Cotham Redland borders and within a short walk of the University of Bristol, and The Medical, Shopping, Leisure and Business heartland of the City. The property is ideally suited for access to Whiteladies Road (0.5 miles), Gloucester road (0.75 miles) and the city Centre (1 Mile) whilst Redland Green train station is located with a quarter mile plus local shops to be found in Kingsdown within a few hundred yards. The motorway network is easily accessible as are the main stations.

THE OPPORTUNITY

The flats have provided a reliable rental income for the previous 35 years but would now benefit from updating.

This property provides an ideal opportunity to acquire a very substantial and imposing period house in one of the most desirable residential areas of Bristol where there is a high demand for investment properties as well as those seeking a family homes.

This property provides an ideal long term investment and has the potential to provide a substantial income in future years particularly if some of the flats are up-graded.

Alternatively vacant flats could be sold individually after renovation.

Possible long term potential to revert to a family house.

Buyers must note the protected tenants in the Hall and Garden flats.

INCOME AND TENANTS

GARDEN FLAT

Protected Tenants - £735 pcm

HALL FLAT

Protected Tenants - £595 pcm

FIRST FLOOR FLAT

Vacant

TOP FLOOR FLAT

Let on AST agreement to students £1144.56 pcm terminating 30th June 2017

PLEASE REFER TO ONLINE LEGAL PACK FOR DETAILS OF THE TENANCY AGREEMENTS.

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

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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.

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 (£900) 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.

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 £900) are required by the Auction Department at least two full working days before the auction.

AUCTION BUYERS GUIDE VIDEO

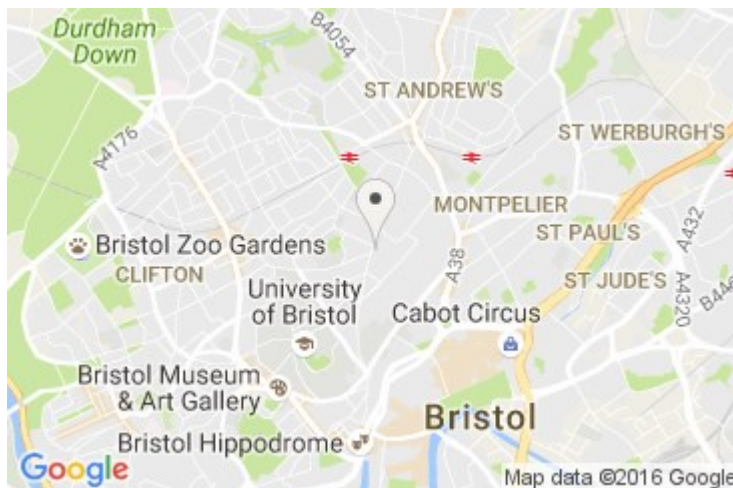
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

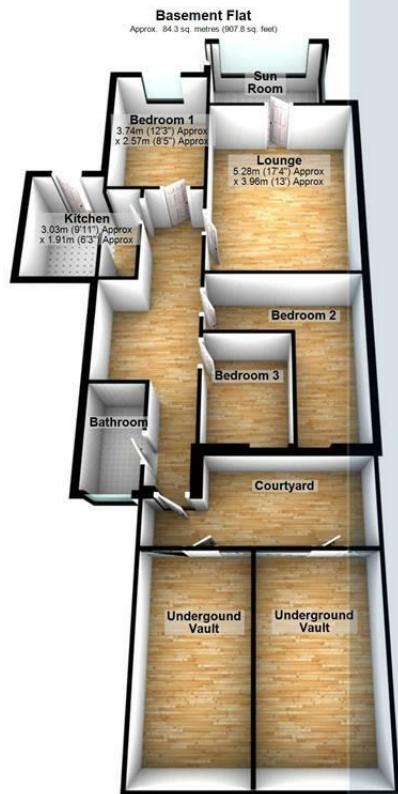
TESTIMONIALS

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





Total area: approx. 305.2 sq. metres (3285.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp

56 Cotham Road, Bristol

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower ranking rates	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82-100) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(19-28) F		
(1-20) G			(9-18) G		
No energy efficient - higher ranking code			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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