

Garage Block @, Pembroke Vale, Clifton, Bristol, BS8 3DN

Sold @ Auction £215,000



- For Sale By Public Auction
- THURSDAY 6th April
- All Saints Church, Clifton, BS8 2HY
- Weekly Set Viewings
- Download Online Legal Packs
- APRIL 2017
- Freehold
- Rare Opportunity
- Prime Clifton location
- 757 Sq Ft

Hollis Morgan *** SOLD @ APRIL AUCTION *** - An incredibly rare FREEHOLD (757 Sq Ft) FOUR CAR GARAGE in a prime CLIFTON location.

Garage Block @, Pembroke Vale, Clifton, Bristol, BS8 3DN

Accommodation

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £95,000 +++
SOLD @ £215,000

LOT NUMBER 38
THURSDAY 6th April 2017
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 GARAGES

A Freehold four car garage with up and over doors - 757 Sq Ft.
Sold with vacant possession.

LOCATION

Pembroke Vale is a very special road in many ways, not least, because of its location within the ambience of the Close of Clifton College with its vast open space, the size of the houses which has meant that have remained as family homes and the short length of the road which has created a friendly neighbourhood atmosphere. The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and historic Clifton Suspension Bridge is nearby together with Clifton Village with its eclectic range of shops and restaurants and "Chelsea" style streets and pavement cafes. Equally, Queens Road and the University of Bristol together with other educational institutions are within easy reach together with the business areas, the entertainment, leisure and shopping facilities to be found in this vibrant west country city with its famous academic and business ethos. There are excellent communications in that the M32, The M5 and the M4 are within relatively short driving distances and there are high speed train services to London and most parts of the country.

THE OPPORTUNITY

An incredibly rare opportunity to purchase a large garage in Central Clifton. The single storey building may have potential, subject to consents, for commercial or residential use in this highly sought after location.

SIDE ACCESS

There is no right of way over the side access. There is a right for services (pipes/drains/wires etc) to cross through the land (shaded brown on the attached plan). There is a right of entry but only in respect of repair of these services.

PLEASE REFER TO LEGAL PACK

PRE AUCTION OFFERS

Please note our clients will NOT be considering any offers prior to auction on this Lot.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

Floor plan



EPC Chart

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



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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.

Please refer to our website for further details.