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hollis  
morgan  
auction



### 3 Barton Manor, St Phillips, Bristol, BS2 0RL

Auction Guide Price £251,749 +++

Hollis Morgan \*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\* A leasehold COMMERCIAL INVESTMENT ( 7469 Sq Ft ) close to the CITY CENTRE and sold subject to existing TENANTS PAYING £35,000 PA.

# 3 Barton Manor, St Phillips, Bristol, BS2 0RL

## ADDRESS

3 Barton Manor, St Phillips, Bristol, BS2 0RL

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\*

GUIDE £225,000 +++  
SOLD PRIOR @ £251,749

Lot Number 34

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details

Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

## JOINT AGENTS

We are delighted to be working with Joint Agents ETP.

[Alastair@ETPproperty.co.uk](mailto:Alastair@ETPproperty.co.uk)

91-93 Alma Road, Clifton, Bristol, BS8 2DP

## EXTENDED COMPLETION

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

## VIEWINGS

The property is tenanted and at this stage we are unable to provide internal inspection but please refer to video tour, floorplans and photos.

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

There are likely to be viewings on the property before and after your appointment and if you miss your slot ( usually 15 minutes or longer for larger properties ) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

## SOLICITORS

Philip Hogan

Henriques Griffiths

[phogan@henriquesgriffiths.com](mailto:phogan@henriquesgriffiths.com)

## ONLINE LEGAL PACKS

\*\*LEGAL PACK COMPLETE\*\*

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 leasehold B1 / B8 commercial property with courtyard and parking to side.

7469 Sq Ft

Sold subject to existing tenants.

The property is not VAT registered

## LOCATION

Located within close proximity of Bristol city centre, Feeder Road & St Phillips Causeway. Situated on a quiet road with good transport links and easy access to M32 motorway via Old Market Street.

## THE OPPORTUNITY

COMMERCIAL INVESTMENT

A 40 year leasehold investment fully let producing £35,000 per annum.

## TENURE - LEASEHOLD

The property is held by way of a long leasehold interest for a term of 75 years from 28 July 1961 at a rent of £325 per annum. There is an option to extend the lease for a further 24 years from 27 July 2036.

## INCOME

The property is let on an occupational lease from May 2015 for a term of 10 years to Old Market Manor Limited with an annual passing rent of £35,000 per annum.

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There is a personal guarantor to the lease and rent review in May 2020.

We are informed by our joint agents the current market rent is in the order of £42,750 per annum.

Please refer to copy of the lease in the online legal pack.

### KEY FEATURES

Substantial detached industrial premises

4-5 off street car parking spaces

Secure yard

Offices at ground and first floor level

Sizeable staff canteen

Gas fired space heater provides heating to warehouse

Connected to all mains services.

### USEAGE CLASS

We understand the property has planning consent for Class B1 (Business) and B8 (Storage & Distribution) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

### 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](mailto:olly@hollismorgan.co.uk)

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

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

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

### 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.

### EPC

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

### 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.

### 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.

### AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

### 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 Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of

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watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

### **WHY HOLLIS MORGAN?**

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

### **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.