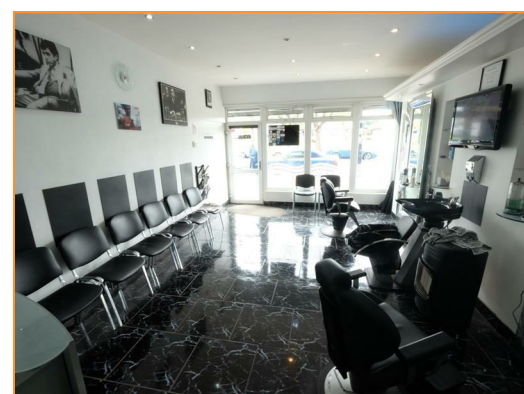
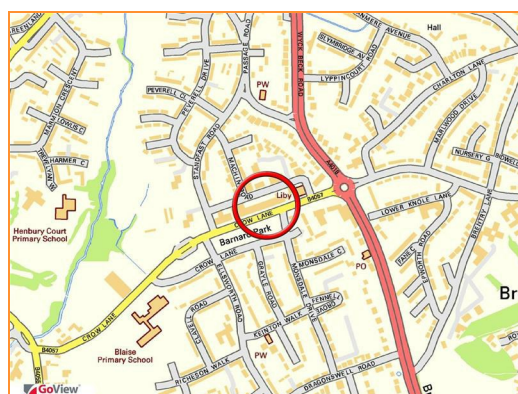
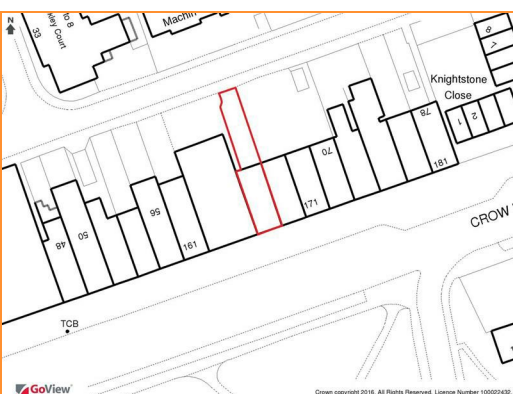




167 Crow Lane (64 Machin Road), Henbury, Bristol, BS10 7DR

Sold Prior £90,000

Hollis Morgan JULY AUCTION LOT NUMBER 42 - A MIXED USE commercial investment (1484 Sq Ft) comprising retail unit and 2 bed maisonette - POTENTIAL INCOME circa £13,440 pa



167 Crow Lane (64 Machin Road), Henbury, Bristol, BS10 7DR

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 42

Wednesday 20th July 2016

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 VIEWINGS

Viewings strictly by appointment.

SOLICITORS

Hugh McPherson
Devereux & Co
move@devlaw.co.uk
Tel: 0117 9380222
Fax: 0117 9380244

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

A leasehold mid terraced mixed use property comprising (1484 Sq Ft) of a ground floor retail unit and a two bedroom maisonette over first and second floor.

LOCATION

Crow Lane is located within the popular suburb of Henbury. Local amenities and services are all within close proximity including convenience stores and independent retailers. Bristol City Centre is approximately five miles away.

THE OPPORTUNITY

99 year lease from 25 March 1954 with 37 years remaining on the lease.

The ground floor is sublet to Carmelo Mercato who runs a barbers shop 'Carms Cuts' from the premises. The sublease is for 20 years from 3/4/06 and there are therefore 10 years remaining on this lease. The rental income is currently £520 pcm.

The flat is currently vacant but was most recently let for £600 pcm.

MAISONETTE

*** Rear entrance from Machin Road i.e behind the Shops ***

Stepped approach to courtyard

FIRST FLOOR

Hallway
Kitchen
Louche

SECOND FLOOR

Bedroom 1
Bedroom 2
Bathroom
Loft hatch

Baxi combi boiler
Adequate storage space

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 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

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

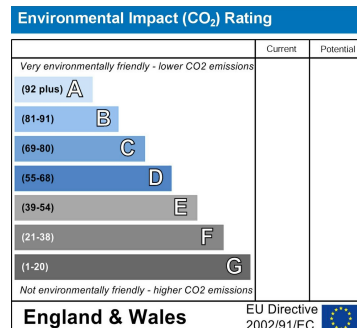
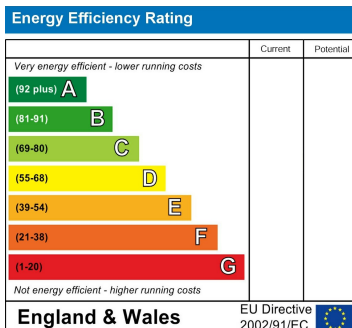
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.



e-mail: post@hollismorgan.co.uk 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