



**6 Denmark Street, City Centre, Bristol, BS1 5DQ**

**Sold @ Auction £258,000**

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A vacant leasehold COMMERCIAL UNIT comprising 2832 Sq Ft of Ground level ( plus Basement ) accommodation with sui generis use for INVESTMENT or DEVELOPMENT.



# 6 Denmark Street, City Centre, Bristol, BS1 5DQ

## FOR SALE BY LIVE ONLINE AUCTION

ADDRESS - 6 Denmark Street, City Centre, Bristol, BS1 5DQ

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE PRICE £250,000 +++  
SOLD @ £258,000

Lot Number – 20

The Live Online Auction is on Wednesday 13th April 2022 @ 18:00  
Registration Deadline is on Monday 11th April @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

## VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

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. We insist safe social distancing is always practiced – you will need a facemask to enter the property. 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

Jeremy Johnson  
Wards Solicitors  
jeremy.johnson@wards.uk.com

## EXTENDED COMPLETION

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

## 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.

## EPC

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

## THE PROPERTY

A ground floor leasehold (residue of 999 years) commercial unit consisting of 2,832 sq ft of vacant commercial space with a use class of "Sui Generis"  
Sold with vacant possession.

## LOCATION

Denmark Street is located adjacent to the Bristol Hippodrome theatre in the heart of the City Centre and within a few 100 yards of College Green, Park Street and the Harbourside.

## THE OPPORTUNITY

### COMMERCIAL INVESTMENT

The property would suit a wide range of commercial uses including nightclub, gym, medical or similar - subject to consents.  
The property is vacant but was previously let for £20,000 pa

## VAT

Please note VAT is payable on this property.

## STANDARD AUCTION INFORMATION

## 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 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 vendors are willing to consider offers prior to the auction.  
Pre-auction offers can ONLY be submitted by completing the online PRE-AUCTION OFFER FORM  
The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button.  
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 our client's solicitor informs us no further information is due to be added.  
In the event of an offer being accepted the property will only be removed from 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 can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

## REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.  
The "Register to Bid" button can be found on the auction home page or on the individual lot listings.  
Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form  
Stage 2 – Upload your certified ID  
Stage 3 – Invitation to bid  
Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.  
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

## 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.

## AUCTION BUYER'S 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.

## 2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each



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