



235 Avonmouth Road, Avonmouth, Bristol, BS11 9EL

Sold @ Auction £276,000

Hollis Morgan JULY AUCTION LOT NUMBER 27 - A mid terraced HMO INVESTMENT PROPERTY (1605 Sq Ft) currently producing an INCOME of £39,000 per annum. *** HMO LICENSE GRANTED *** EXTRA VIEWING JULY 20TH @ 10:30 ***



235 Avonmouth Road, Avonmouth, Bristol, BS11 9EL

FOR SALE BY AUCTION

*** SOLD @ AUCTION £276,000 ***

GUIDE PRICE £200,000 +

LOT NUMBER 27

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

*** IMPORTANT UPDATE ***

The property was granted an HMO license on 7th July - Please refer to legal pack.

SOLICITORS

Hugh McPherson

Deveraux and Co

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tel 0117 9380222

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 mid terraced period property (1605 Sq Ft) occupying a prominent position overlooking the park with accommodation arranged over three floors and courtyard garden to rear.

The property is currently arranged as 6 HMO style bedroom units;

ROOM 1 - DOUBLE BEDROOM SHARED BATHROOM

ROOM 2 - SINGLE EN SUITE

ROOM 3 - DOUBLE EN SUITE

ROOM 4 - SINGLE BEDROOM SHARED BATHROOM

ROOM 5 - DOUBLE BEDROOM SHARED BATHROOM

ROOM 6 - SINGLE BATHROOM EN SUITE

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by mutual consent.

LOCATION

The property is extremely well located within Avonmouth Village and is in very close proximity to the post office, medical centre, pharmacy, dentist, convenience stores and public house. Avonmouth Road borders the site on its southern boundary and Smyths Close to the west. Junction 18 of the M5 provides excellent access to the motorway network and Bristol City Centre is a short drive to the south east. Avonmouth Train Station and the park & ride are both only a short walk away & provide a direct link into Bristol.

THE OPPORTUNITY

The property is currently let to six tenants on AST agreement producing an invoice of £39,000. per annum.

*** HMO LICENSE NOW GRANTED - REFER TO LEGAL PACK ***

Alternatively it could be converted back into a family home or run as a B & B subject to gaining any necessary consents.

CURRENT INCOME

ROOM 1 - £140 pw

ROOM 2 - £110 pw

ROOM 3 - £170 pw

ROOM 4 - £80 pw

ROOM 5 - £140 pw

ROOM 6 - £110 pw

We understand all rooms are let on an AST agreement - please refer to online legal pack.

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

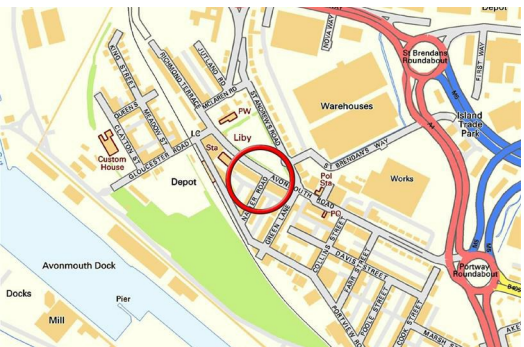
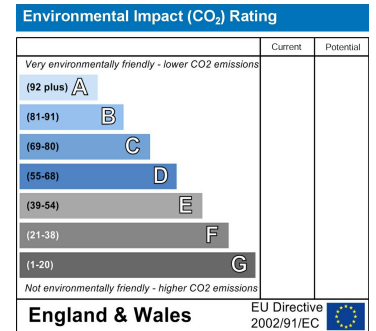
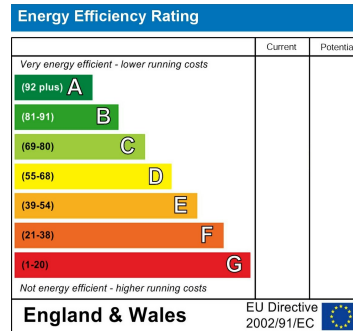
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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



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