



0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

**hollis
morgan
auction**



Welcome to Hollis Morgan Auctions...STRENGTHENED LIVE at our website...Welcome to Hollis Morgan Auctions...STRENGTHENED LIVE at our website...

LIVE ONLINE AUCTIONS

Did you know... In 2021 Hollis Morgan 500 more lots by auction in Bristol, North Somerset & Gloucestershire than any other auctioneer!

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Did you know... Since 2010 we have offered more lots to our catalogue (2021) than any other local firm.

Welcome to Hollis Morgan LIVE ONLINE Auctions

Civil has recent dramatic adjustments to our working practices. Features for our large public auction, we have adapted by launching a monthly Live Online Auction service - an interactive platform for buying and selling all types of land and property.

A live online auction has all the benefits of a traditional auction such as speed and transparency but with the advantage of being able to bid from anywhere with the auction downloaded on the Hollis Morgan website and the option to bid by telephone, email or on the go.

In 2020 we sold nearly 150 lots by this updated method - we have maintained this strong and strong forward with our 2021 live online collection of sales continue we can provide the best service for our clients.

bid from anywhere | online or mobile

Welcome to Hollis Morgan LIVE Auctions...STRENGTHENED LIVE at our website...Welcome to Hollis Morgan LIVE Auctions...STRENGTHENED LIVE at our website...

BUYING at online auction.....our guide to online bidding

The registration process is extremely simple, visit our website <https://www.hollismorgan.co.uk/online/registration-to-bid/> and click on the 'Register to bid' button

register to bid in just 4 easy stages...

- STAGE 1** Complete the Online Bidding Form
You will be asked to provide the following information: Name, Address, Email, Phone, and a valid credit/debit card. Once you have completed the form, you will receive a confirmation email.
- STAGE 2** Upload your profile picture
Upload a clear, recent photograph of your face. This will be used to verify your identity and ensure the security of the auction process.
- STAGE 3** Add your bid
Once you have passed the KYC and ID checks, you will be able to add your bid to the auction. You will be able to view your bid status and the current highest bid.
- STAGE 4** Pay your Security Deposit (£5,000)
You will need to pay a security deposit of £5,000 to be able to bid. This will be held in a secure account and will be returned to you once the auction has ended.

You are now ready to bid. Good luck and if you have any questions about the process - we are here to help you - please contact bid@hollismorgan.co.uk

bid from anywhere | online or mobile

17 Lower Redland Road, Redland, Bristol, BS6 6TB

Auction Guide Price £387,000 +++

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION - A mid terraced FREEHOLD COMMERCIAL premises (929 Sq Ft) with UPPER FLOORS and scope for UPDATING or possible conversion to RESI subject to consents.

Welcome to Hollis Morgan Live Online Auctions www.hollismorgan.co.uk

17 Lower Redland Road, Redland, Bristol, BS6 6TB

ADDRESS

17 Lower Redland Road, Redland, Bristol, BS6 6TB

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £125,000 +++

SOLD @ £387,000

Lot Number 2

The Live Online Auction is on Wednesday 20th October @ 18:00

Registration Deadline is on Monday 18th October @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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”

PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

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.

Please note government regulation on group 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.

EXTENDED COMPLETION

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

SOLICITORS

Ewan Kilgour

Davies & Partners

250 Aztec West, Park Avenue, Almondsbury, BS32 4TR

t: 01454 619619

ewan.kilgour@daviesandpartners.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 Freehold commercial premises (929 Sq Ft) with open plan vaulted space to the front aspect and a two storey section to the rear plus small garden.

The property previously rented for £11,000 per annum.

We are informed VAT is payable on the sale.

Sold with vacant possession.

LOCATION

The property is located just off the bustling Whiteladies Road.

Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular family suburb.

The area offers a mix of suburban convenience, with open green spaces such as Durdham Downs within only 300m. There are excellent amenities on the nearby North View and both Whiteladies Road and Park Street provide a wide range of supermarkets, shops, restaurants and pubs.

A choice of primary and secondary schools are nearby and, in addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network.

THE OPPORTUNITY

COMMERCIAL INVESTMENT

A Freehold commercial unit which will suit a wide range of tenants and businesses in this sought after spot just off Whiteladies Road.

SCOPE FOR BASIC UPDATING

The property has been let for many years and would now benefit from some basic updating.

POTENTIAL FOR RESIDENTIAL CONVERSION

There may be scope (subject to consents) to convert the property into a residential dwelling.

RENT APPRAISAL - BURSTON COOK

Local Experts Burston Cook say

We are of the opinion that the commercial unit, with its existing use and in its existing configuration, might achieve a headline rent in the region of £13,000 per annum, before incentives, if offered to let in the current market

If you would like to discuss this in more detail or have any questions regarding the commercial element of the property, then please call us on 0117 934 9977 or email commercial@burstoncook.co.uk.

Charlie Kershaw

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 £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 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.

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 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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with

a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

TESTIMONIALS

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

WHY HOLLIS MORGAN?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.