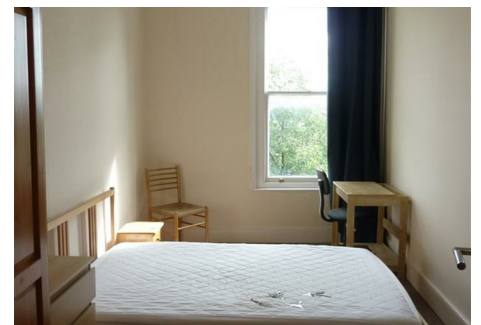




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**Freehold Mixed Use ( Student ) Investment, 5 Perry Road, Kingsdown, Bristol,**  
**Auction Guide Price £422,000 +++**

A Freehold mixed use INVESTMENT property comprising 5 bed STUDENT HMO and A1 COMMERCIAL UNIT - producing £31,100 per annum.

## FOR SALE BY AUCTION

SOLD @ AUCTION - £422,000

LOT NUMBER 14

Wednesday 3rd June 2015

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

\*\*\* COMPLETION NOW SET FOR 8 WEEKS OR EARLIER BY MUTUAL CONSENT \*\*\*

## THE PROPERTY

A Mid terraced Freehold mixed use property comprising

### UPPER FLOORS

Five bedroom HMO student property.

### GROUND FLOOR

A1 Commercial unit.

## LOCATION

Perry Road lies within the borders of both Clifton and Kingsdown. Local amenities and services are all within close proximity including The Triangle, Bristol University, Bristol Royal Infirmary and Cabot Circus.

Bristol Temple Meads is approximately 2 miles away whilst the M32 Motorway Network is approximately 1.5 miles away.

## THE OPPORTUNITY

\*\*\* COMPLETION NOW SET FOR 8 WEEKS OR EARLIER BY MUTUAL CONSENT \*\*\*

A high yielding investment property close to Bristol University, Park Street and Bristol Royal Infirmary.

## STUDENTS

Let to a group of 5 Bristol University postgraduate students - £2050 pcm / £24,600 pa  
Terminates - 25th September 2015

## COMMERCIAL

Let to an independent café / takeaway - £541.66 pcm / £6,500 pa  
24th September 2014 - 23rd September 2026

## TOTAL

£31,100 pa

Please refer to legal pack for copies of agreements.

## 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 £500 + 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](mailto: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.

## 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.

## **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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit [www.dancevoice.org.uk](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)