

## 65 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20

Sold @ Auction £430,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH FEBRUARY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD OFFICE BUILDING
- VACANT | 2 FLOORS | 16 PARKING SPACES
- SCOPE FOR £52K | REDUCED - WAS £678K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold VACANT OFFICE BUILDING ( 3843 Sq Ft ) with 16 CAR PARKING SPACES | Scope for £52k pa

# 65 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* SOLD @ FEBRUARY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £375,000 +++  
SOLD @ £430,000

ADDRESS | 65 Macrae Road, Eden Office Park, Ham Green, Bristol BS20 0DD

Lot Number 44

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30  
Registration Deadline is on Monday 10th February 2025 @ 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”

### THE PROPERTY

A Freehold semi detached office building with accommodation ( 3843 Sq Ft ) arranged over two floors with flexible space suitable for one occupier or split into smaller units.  
The property has 16 allocated parking spaces and is set within the established and popular Eden Office complex.  
Sold with vacant possession.

Tenure - Freehold  
Business Rates - Rateable Value( 1st April - Present ) £50,000 pa  
VAT - We understand the sale is subject to VAT  
Site Service Charge - 29/09/2024 - 24/12/2024 - £838.50 ( Please refer to online legal pack )  
EPC - B46 rating and it runs to 23rd February 2032.  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT COMMERCIAL | INVESTMENT

The property is currently vacant and is advertised for rent quoting £52,000 pa  
For updates on potential tenants - please contact Hollis Morgan

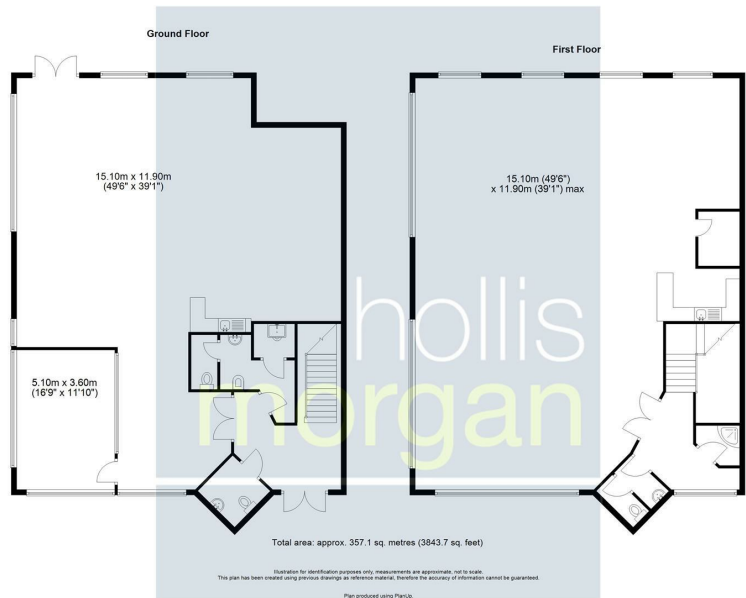
REDUCED | WAS £678K

The unit was previously marketed with an established commercial agents quoting an asking price of £678,000 and is now offered with a reduced price for sale by auction.

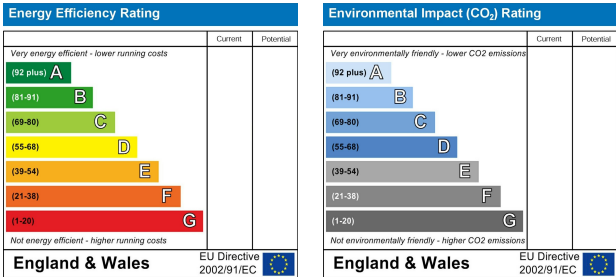
### ALTERNATIVE USES

We understand there is scope for a range of potential other uses.  
Subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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Clifton

Bristol

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## 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.

Please refer to our website for further details.