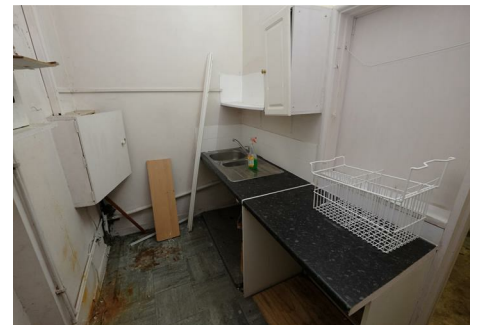




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 www.hollismorgan.co.uk  
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hollis  
 morgan  
 auction



Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website. Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website.

**LIVE ONLINE auctions**

Did you know? Hollis Morgan has been awarded the 2021 Best of the Best award for the 10th year running. We are proud to be a member of the Auctioneer's Association and the British Auctioneers Association.

**Welcome to Hollis Morgan LIVE ONLINE Auctions**

LIVE Could have meant dramatic adjustments to our daily lives and working practices. Hollis Morgan have remained by providing our Public sales to Hollis Morgan LIVE Auctions - a secure and safe interactive platform for buying and selling all types of land and property.

A Live online auction has the benefits of a traditional auction (such as speed and transparency) but with the advantage of being able to bid and watch from home with the auction streamed live on the Hollis Morgan website and the option to bid via telephone, proxy or online via the website.

We have already sold 100 lots by this updated method, raising over £50k, and are confident it works.

We have introduced this change and move forward with our 2021 live online calendar of sales. Contact us and we provide a great service for our clients.

bid from anywhere | online or mobile | bid from anywhere | online or mobile

Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website. Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website.

**BUYING** at online auction.....our guide to online bidding register to bid in... just 4 easy stages...

**STAGE 1** Complete the Online Bidding Form  
 You will need to complete the online bidding form. This form will be used to register you as a bidder and to provide your contact details. It will also be used to provide your contact details to the seller.

**STAGE 2** Upload your verified ID  
 You will need to upload a verified ID. This can be a passport, driving licence, or other official ID. We will verify your ID and contact you if we need any further information.

**STAGE 3** Keep your online bidding PIN  
 You will receive an online bidding PIN. This PIN will be used to access the online bidding platform. It is important to keep this PIN safe and not to share it with anyone else.

**STAGE 4** Pay on Successful Purchase (S.P.)  
 You will need to pay for the lot you have purchased. We will provide you with a invoice and you will need to pay this by the deadline. We will provide you with a invoice and you will need to pay this by the deadline.

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

## 475 Southmead Road, Southmead, Bristol, BS10 5LZ

Auction Guide Price £153,000 +++

Hollis Morgan - FEBRUARY LIVE ONLINE AUCTION - A Leasehold VACANT A3 COMMERCIAL UNIT ( 723 Sq Ft ) located in an established rank with an excellent trading position.

# 475 Southmead Road, Southmead, Bristol, BS10 5LZ

## ADDRESS

475 Southmead Road, Southmead, Bristol, BS10 5LZ

## FOR SALE BY LIVE ONLINE AUCTION

SOLD @ FEBRUARY LIVE ONLINE AUCTION

GUIDE £50,000 +++

SOLD @ £153,000

Lot Number – 25

The Live Online Auction is on Wednesday 10th February @ 18:00

Registration Deadline is on Monday 8th February @ 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 on the “REGISTER TO BID” button to qualify for your secure & unique bidding PIN

## PRE AUCTION OFFERS

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

## EXTENDED COMPLETION

Completion is set for 31st March or earlier by mutual consent.

## 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 groups 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.

## SOLICITORS

Sal Mamujee

Keystone Law

48 Chancery Lane, London WC2A 1JF

020 3319 3700

sal.mamujee@keystonelaw.co.uk

## 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 ground floor retail unit with vacant possession.

The shop is being sold on a new 999 year lease ( virtual freehold) at a peppercorn ground rent

Previously let as an A3 takeaway.

Please note the upper floors have been sold on a long leasehold with peppercorn rent.

## LOCATION

Located on the busy Southmead Road within a few minutes walk of Southmead Hospital in a highly sought after residential location with excellent footfall and visible road frontage.

## THE OPPORTUNITY

A3 COMMERCIAL INVESTMENT

The unit is sold with vacant possession but was previously let for £6,000 pa.

## 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 – Save your unique bidding PIN

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](http://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?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

## 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

## 475 Southmead Road, Southmead, Bristol, BS10 5LZ

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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.