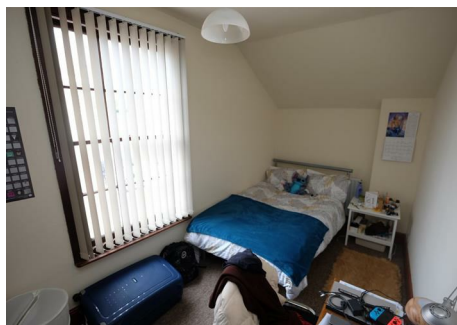
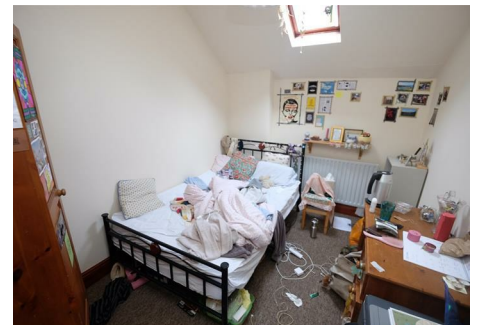




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



59 Gloucester Road, Bishopston, Bristol, BS7 8AD

Auction Guide Price £435,000 +++

Hollis Morgan – MAY LIVE ONLINE AUCTION - A Freehold MIXED USE INVESTMENT (1426 Sq Ft) comprising RETAIL UNIT and 4 BED MAISONETTE both FULLY LET producing £31,600k pa

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £395,000 +++

SOLD @ £435,000

ADDRESS | 59 Gloucester Road, Bishopston, Bristol, BS7 8AD

Lot Number 25

The Live Online Auction is on Wednesday 18th May 2022 @ 18:00

Registration Deadline is on Monday 16th May @ 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”

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.

We insist safe social distancing is always practiced – you will need a facemask to enter the property.

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

Sara Part
Star Legal
01454 414342
sara.part@star-legal.co.uk

EXTENDED COMPLETION

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

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.

EPC

For full details of the EPC please refer to the online legal pack.

THE PROPERTY

A Freehold mid terraced mixed use property (1426 Sq Ft) comprising a ground floor retail unit (Class E(a) - Commercial, Business and Service) with a self contained four bedroom maisonette on the upper floors. Sold subject to existing tenancies.

LOCATION

The property has an excellent trading position on the Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol and the BRI.

THE OPPORTUNITY

PRIME MIXED USE INVESTMENT

RESI ELEMENT

The maisonette is fully let on AST contracts to a single group of students for the current and next academic year.

2021 | 2022 - £18,000 pa (Terminates 31st July 2022)
2022 | 2023 - £18,600 pa

Please note whilst the maisonette has four bedroom it is only let as a 3 bed - licensed required for 4 beds - therefore scope to further increase rents subject to consents.

(Managed by BS Home Lets Ltd | 01275 390734 |

enquiries@bshomelets.co.uk)

COMMERCIAL ELEMENT

The retail unit is let for £13,000 pa
In situ since 2016 - copy of the lease available in the
online legal pack

STANDARD AUCTION INFORMATION

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 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.

PRE-AUCTION OFFERS

Some vendors are willing to consider offers prior to the
auction.

Pre-auction offers can ONLY be submitted by
completing the online PRE-AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on
the individual auction property listings – look for the big
red button.

Please note offers will not be considered until you have

inspected the COMPLETE LEGAL PACK once it has
been released.

There will be a note added to the list to confirm
AUCTION PACK NOW COMPLETE when our client's
solicitor informs us no further information is due to be
added.

In the event of an offer being accepted the property will
only be removed from the online auction and viewings
stopped once contracts have successfully
EXCHANGED subject to the standard auction terms and
payment of the buyer's premium (£1000 + VAT) to Hollis
Morgan.

Contracts can be exchanged via the solicitors or at the
Hollis Morgan offices by appointment only.

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 BUYER'S 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.

2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ www.gympanzees.org

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 holds 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.