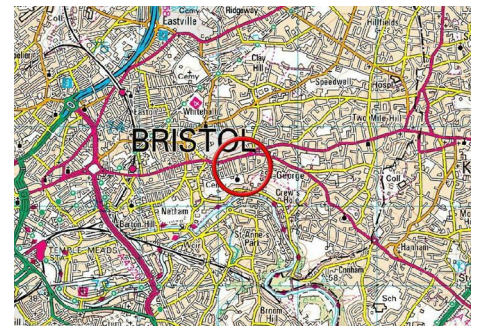




0117 973 6565  
www.hollismorgan.co.uk  
post@hollismorgan.co.uk

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## The Old Shoe Factory, Rose Road, St George, Bristol, BS5 8EX

Auction Guide Price £215,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION –

# The Old Shoe Factory, Rose Road, St George, Bristol, BS5 8EX

## FOR SALE BY LIVE ONLINE AUCTION

### ADDRESS

The Old Shoe Factory, Rose Road St George, Bristol, BS5 8EX

Lot Number TBC

The Live Online Auction is on Wednesday 21st June 2023 @ 17:30

Registration Deadline is on Monday 19th June 2023 @ 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.

### EXTENDED COMPLETION

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

### ONLINE LEGAL PACKS

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 detached Freehold red brick Victorian former factory arranged over three storeys with access via roller shutter doors from Rose Road. The upper floors have outstanding far reaching views over Bristol. Double glazing was also recently installed throughout the property.

### LOCATION

The former shoe factory is situated in the heart of St. George and is just a short walk away from the vibrant Church Road and St Georges Park. Local amenities and services are all within walking distance whilst the M32 motorway network and Bristol City Centre are approximately two miles away.

### THE OPPORTUNITY

Full planning has been granted for the conversion into seven residential flats (see schedule below).

### PLANNING

Decision: GRANTED subject to condition(s)

Application no: 13/03432/F

Type of application: Full Planning

Description of Development: Repair, refurbishment and conversion of factory building into 7 no. flats.

Committee / delegation date: 13.11.13

### PLANNING INFORMATION

Full details of all planning, elevations and drawings etc can be downloaded with the online legal pack.

### SCHEDULE

Flat 1: 2 bedrooms + courtyard, 57 sq m

Flat 2: 2 bedrooms, 57 sq m

Flat 3: 1 bedroom, 45 sq m

Flat 4: 1 bedroom, 45 sq m

Flat 5: 2 bedrooms, 57 sq m

Flat 6: 2 bedrooms, 57 sq m

Flat 7: Studio, 32 sq m

### ACCOMMODATION

#### GROUND FLOOR

Entrance door and roller shutter door for access.

#### STORAGE ROOM 1

84'6" x 15'2" (25.76 x 4.62)

## **STORAGE ROOM 2**

14'4" x 15'7" (4.37 x 4.75)

## **FIRST FLOOR**

### **WORKSHOP**

84'6" x 15'9" (25.76 x 4.80)

Main storage and workshop area.

## **SECOND FLOOR**

### **MAIN STORE ROOM**

45'5" x 16'0" (13.84 x 4.88)

### **REAR OFFICE**

10'0" x 12'0" (3.05 x 3.66)

## **RAISED ATTIC AREA**

### **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.