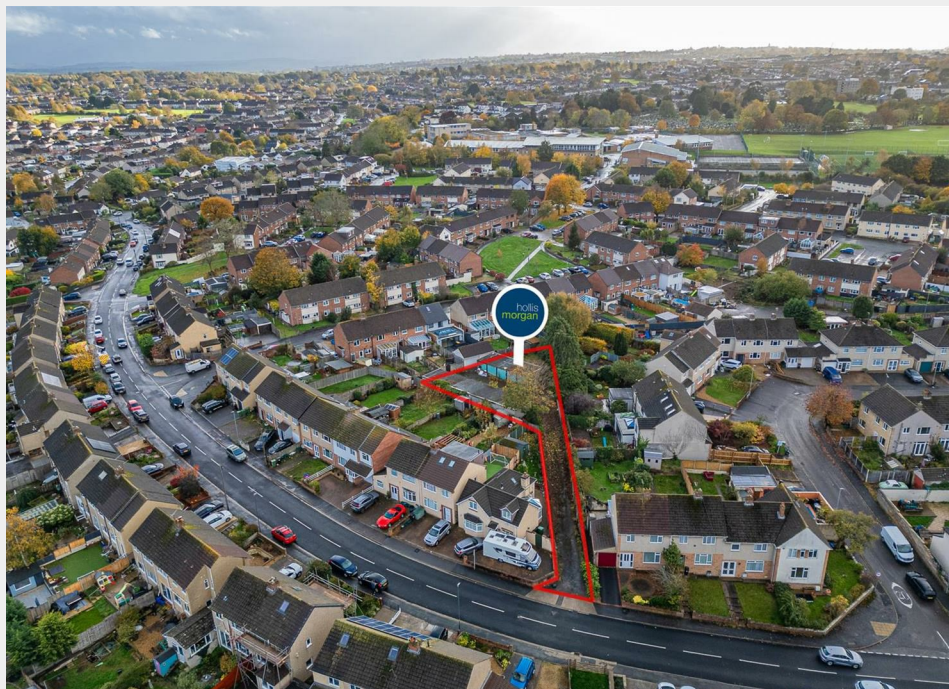


## Westbourne Garage Site, Westbourne Road, Downend, Bristol,

Auction Guide Price +++ £75,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD GARAGE SITE
- 14 GARAGES | 0.177 ACRE
- TOTAL POTENTIAL INCOME £12,600 - £16,800 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - A Freehold 0.177 ACRE SITE comprising 14 SINGLE GARAGE UNITS sold with vacant possession - INVESTMENT | DEVELOPMENT stc

# Westbourne Garage Site, Westbourne Road, Downend, Bristol, BS16 6RD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Westbourne Garage Site, Westbourne Road, Downend, Bristol BS16 6RD

Lot Number TBC

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon  
Registration Deadline is on Friday 5th December 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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”

### PRE AUCTION OFFERS

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

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £75,000 - £100,000 for this lot.

### THE PROPERTY

A Freehold triangular shaped site with a total area of approximately 0.177 acres comprising 14 lock up single garages ( circa 2.4m x 5m ) with up and over doors.  
The to includes the access road from Westbourne Road – please note this access is also utilised by a number of houses that back onto the site ( refer to online legal pack )  
Sold with vacant possession.

Tenure – Freehold

### THE OPPORTUNITY

14 GARAGES | £12,600 - £16,800 pa

The garages are sold with vacant possession and ready for new tenants.  
There is scope to rent each garage for £75 - £100 pcm  
Total potential income £12,600 - £16,800 pa

### DEVELOPMENT

There is potential development of the site to either improve the current garages or potentially a residential scheme.  
All above subject to gaining the necessary consents.  
Please note the ROW in the online legal pack.

### LOCATION

The garage block is located within the popular residential suburb of Downend. Local amenities and services are all within walking distance including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre is approximately five miles away.

### SOLICITORS & COMPLETION

Solicitor Contact TBC

### EXTENDED COMPLETION

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

### IMPORTANT AUCTION INFORMATION



9 Waterloo Street  
Clifton  
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BS8 4BT  
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Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan

## EPC Chart

## 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.