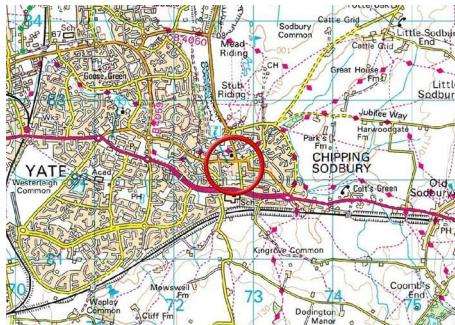
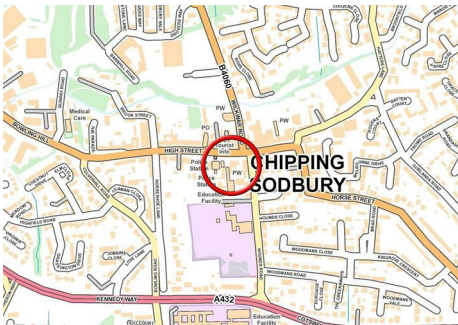
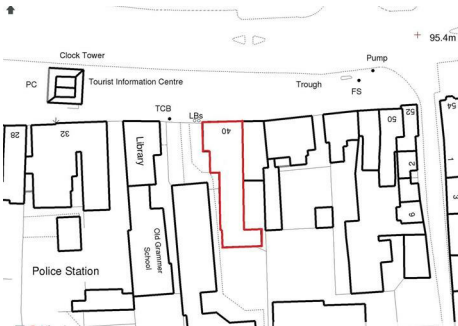




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



40 High Street, Chipping Sodbury, Bristol, BS37 6AH

Auction Guide Price £325,000 +++

Hollis Morgan SEPTEMBER AUCTION - A Freehold former BANK PREMISES (3607 Sq FT) with UPPER FLOORS suitable for FLAT CONVERSION or would suit RESTAURANT / CAFE - sold with VACANT POSSEISON and HUGE POTENTIAL

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION –
NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £ 300,000 +++
SOLD @ £ 325,000

LOT NUMBER 28

Wednesday 26th September 2018

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00

The sale will begin promptly at 19:00

EXTENDED COMPLETION

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

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

Daniel Lander

Barcan+Kirby

199a Whiteladies Road, Bristol, BS8 2SB

0117 914 7392

d.lander@barcankirby.co.uk

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.

THE PROPERTY

A Grade II listed Freehold end of terrace former bank premises (3607 Sq Ft) occupying a prominent High Street location in an excellent trading position.

Arranged over three floors plus attic and large single storey extension to rear - the property comprises a trading area on the ground floor with ancillary accommodation and kitchen facilities on the upper floors.

Sold with vacant possession.

LOCATION

With its pretty honey-coloured stone buildings and reputedly, the widest high street in the country, Chipping Sodbury boasts an enviable choice of restaurants, pubs and shops, including traditional butchers, bakers and greengrocers.

Pretty tea-rooms and quaint cafés jostle for position alongside a variety of fashion, gift and high quality art shops. At the heart of Chipping Sodbury, however, lies the town's pride in its heritage and many of the events, fairs, festivals and carnivals that take place here today have done so for many centuries.

There's a popular farmer's market every other Saturday and music lovers will appreciate the annual Sodbury Jazz Festival, which, in the past, has welcomed iconic musicians such as Kenny Ball, Jacqui Dankworth and Acker Bilk to the town.

There are plenty of modern-day facilities and services on offer of course, including the new Waitrose supermarket which is within walking distance of Barnhill, the town library, tennis club and a diverse range of social societies, clubs and groups that all help give this lovely town a welcoming and vibrant community feel.

Chipping Sodbury is conveniently located just 25 minutes drive away from Bristol and 30 minutes from Bath. Junction 18 of the M4 is less than 10 minutes drive away and nearby towns and villages include Badminton, Castle Combe, Chepstow, Cheltenham, Gloucester, Stroud, Tetbury, Thornbury and Cirencester.

THE OPPORTUNITY

RESIDENTIAL CONVERSION (SUBJECT TO CONSENTS)

The upper floors would suit a residential conversion to a large maisonette or two individual units (possible more if attic space is utilised)

Self contained access could be achieved from the ground floor (no rear access)

The rear of the large ground floor extension could also be included in the residential conversion.

Likewise the roof of the extension has scope for a

superb roof terrace garden.

A3 CAFE / BAR

There has been interest in achieving a change of use to A3 and converting the property into a large cafe / bar with roof terrace.

Please refer to withdrawn planning application.

OFFICES / MIXED USE

Buyers may also wish to investigate the opportunity to create a mixed use scheme with offices on the ground floor and residential above (subject to consents)

WITHDRAWN PLANNING - CAFE

Reference PK17/4581/F

Alternative Reference PP-06422598

Application Received Fri 29 Sep 2017

Application Validated Mon 16 Oct 2017

Address 40 High Street Chipping Sodbury Bristol South Gloucestershire BS37 6AW

Proposal Installation of terrace, extractor flue and fencing to existing flat roof, and installation of 2no. external fire doors to facilitate change of use from Bank (Class A1) to cafe/bar (Class A3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended)

Status Decided

Decision Withdrawn

Decision Issued Date Thu 05 Apr 2018

Appeal Status Unknown

Appeal Decision Not Available

BUSINESS RATES

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment: www.voa.gov.uk.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – olly@hollismorgan.co.uk.

Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).

Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).

10% deposit payment.

Buyers premium payment.

Details of your solicitor.

a cure” Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque

Bankers Draft

Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before the auction.

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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the “Life for