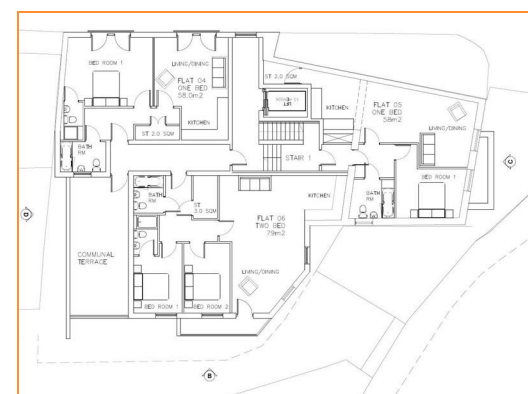




Development Site, 168 East Street, Bedminster, Bristol, BS3 4EH

Sold @ Auction £540,000

Hollis Morgan MAY AUCTION - A mixed use high street property with PLANNING GRANTED for 9 Flats (6 x 1 / 3 x 2) with GDV of £1.8m



Development Site, 168 East Street, Bedminster, Bristol, BS3 4EH

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £500,000 +++
SOLD PRIOR @ £540,000

LOT NUMBER 25

Wednesday 24th May 2017
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

JOINT AGENTS

Besley Hill
165 East St, Avon, Bristol BS3 4EJ
0117 953 5375

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

Wajid Darr
Cooke Painter Ltd
wajidd@cps-sols.co.uk
0117 971 6765
12 West Town Lane Brislington Bristol BS4 5BN

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. *** 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

The property is currently arranged as an A3 use convenience store and three bedroom house.

EXISTING ACCOMMODATION

A3 retail unit currently 'Krakus' convenience store, offering store and kitchen (£800 pcm New 6 Month Lease)
Three bedroom house split over three floors, pedestrian gate access (850 pcm - Rolling AST)
Parcel of green land to the rear of the property.

LOCATION

East street is a popular pedestrianised High Street and is close to North Street which offers an array of independent retailers, gourmet restaurants, affluent bars, cafes and friendly public houses. Bristol City Centre is less than 1 mile away.

THE OPPORTUNITY

Planning has been granted to part demolish / part redevelop the existing into 9 flats with a GDV of £1.8m

SCHEDULE OF PLANNING

FLAT 1
1 Bed / 59 Sq M

FLAT 2
1 Bed / 62 Sq M

FLAT 3
2 Bed / 79 Sq M

FLAT 4
1 Bed / 58 Sq M

FLAT 5
1 Bed / 58 Sq M

FLAT 6
2 Bed / 79 Sq M

FLAT 7
1 Bed / 58 Sq M

FLAT 8
1 Bed / 58 Sq M

FLAT 9
2 Bed / 79 Sq M

PLANNING INFORMATION

Reference: 15/06489/F
Alternative Reference: PP-04706937
Application Received: Thu 17 Dec 2015
Application Validated: Thu 21 Jan 2016
Address: 168 East Street Bedminster Bristol BS3 4EH
Proposal: Demolition of existing rear annexes (retaining main building block) and redevelopment as 9 apartments, landscaped deck area and associated works (as revised 16.03.2016).
Status: Decided
Decision: GRANTED subject to condition(s)
Decision Issued Date: Fri 15 Apr 2016
Appeal Status: Unknown

NEW HOMES GDV ADVICE

Please contact Calum Melhuish from the Hollis Morgan New Homes team to discuss GDV and details on this development.
0117 973 65 65
Calum@hollismorgan.co.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 £750 + VAT (£900 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. 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 (£900) 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.

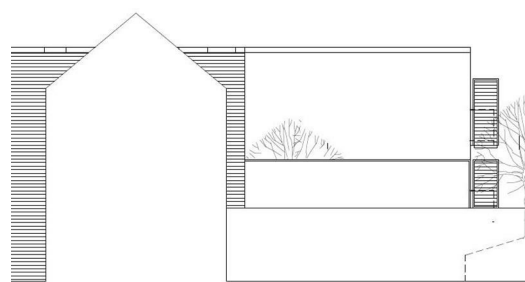
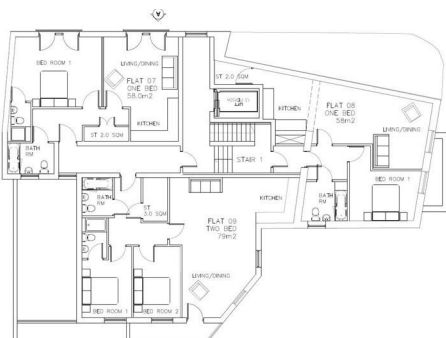
PAYING THE DEPOSIT & BUYERS PREMIUM

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



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

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