

## 2A St Peters Rise, Headley Park, Bristol, BS13 7LU

Sold @ Auction £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ SEPTEMBER ONLINE AUCTION
- FREEHOLD MIXED USE | 1676 Sq Ft
- RETAIL + BASEMENT | PARKING | GARAGE
- 2 BED MAISONETTE | BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE PROPERTY ( 1754 Sq Ft ) with GARAGE | PARKING with 2 BED MAISONETTE now in need of BASIC UPDATING and scope to DEVELOP stc.

# 2A St Peters Rise, Headley Park, Bristol, BS13 7LU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER ONLINE AUCTION \*\*\*

GUIDE PRICE £200,000 +++  
SOLD @ £200,000

ADDRESS | 2A, St Peters Rise, Headley Park, Bristol, BS13 7LU

Lot Number 30

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 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"

### THE PROPERTY

A Freehold mid terraced mixed use property ( 1754 Sq Ft ) occupying a prominent trading position on this established rank of shops in the heart of Headley Park. The property comprises a retail unit on the ground floor and basement with a large garage and parking to the rear. Independent access via path and steps at the rear lead to the 2 bedroom maisonette over the upper floors. ( There is also currently internal access to the flat from a staircase but this could be blocked up )  
Sold subject to existing tenants - vacant possession from 28 January 2025.

Tenure - Freehold

Council Tax - A

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT POSSESSION | JAN 2025

The tenant has been in occupation of the entire building since January 2018 paying a rent of £13,500 pa | £1,125 pcm  
The tenancy agreement terminates on 28 January 2025.

### MAISONETTE | BASIC UPDATING

The maisonette would now benefit from basic updating but has scope for a fine home or investment.

### RESIDENTIAL DEVELOPMENT

There is scope to convert either all or some of the commercial area into residential accommodation either as independent units or to combine with the existing maisonette.

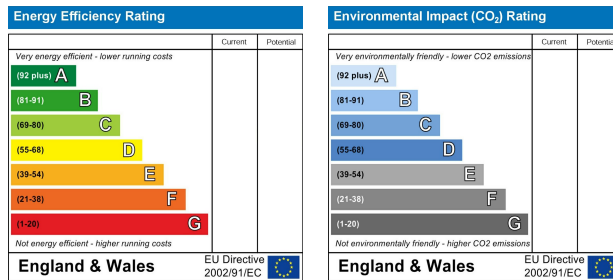
We understand no planning of this nature has been previously sought - interested parties to make their own investigations.

Subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## 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.