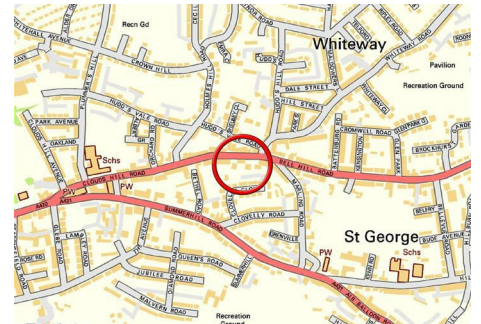




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hollis
 morgan
 auction



142 - 144, Clouds Hill Road, St. George, Bristol, BS5 7LQ

Auction Guide Price £375,000 +++

Hollis Morgan NOVEMBER AUCTION - A MIXED USE Freehold comprising 2 x FLATS, 2 x RETAIL UNITS (2,551 total sq ft) plus large YARD / PARKING to REAR - scope for MULTI RESI DEVELOPMENT subject to PP.

FOR SALE BY AUCTION

*** SOLD @ NOVEMBER AUCTION – 95% SUCCESS RATE AND OVER £10M OF LAND AND PROPERTY SOLD ***

Guide Price £325,000 +++
Sold Prior @ £375,000

LOT NUMBER 50

Wednesday 29th November 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

SOLICITORS

Jodie Lang
Bartons
0117 925 6000
jkl@bartons.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.

*** 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 large Freehold end of terraced mixed use property arranged over two floors with a large yard to the rear providing multiple car parking - vehicular access from Cloverly Close.

The ground floor and yard / outbuildings are now vacant. The upper floors are accessed via external steps to a communal entrance hall and two self contained one bedroom flats.

LOCATION

Clouds Hill Road is located within the popular suburb of St. George. Local amenities and services are all within close proximity including the vibrant Church Road which offers an array of independent retailers, pubs, bars, cafes, restaurants and convenience stores. Bristol City Centre is approximately three miles away.

THE OPPORTUNITY

SOLD WITH VACANT POSSESSION

FLAT CONVERSION - GROUND FLOOR

There is scope to create further residential units by converting the ground floor offices into two further flats (subject to consents)

EXTEND TO REAR

Buyers may also consider the possibilities of a large extension to the rear and possible the roof space to create multiple flats or HMO style investment units. (subject to consents)

RENTAL INCOME FROM EXISTING FLATS

2 x 1 Bedroom flats - refer to rental quote.

RENTAL INCOME FROM COMMERCIAL UNITS

2 x Retail units for rent + large car park.

ACCOMMODATION

BASEMENT

Storage (455 sq ft)

GROUND FLOOR (1,033 sq ft)

Retail Unit
Retail Unit

FIRST FLOOR

Flat A - One Bed Self contained flat (505 sq ft)
- Lounge
- Kitchen
- Bathroom

Flat B - One Bed Self contained flat (495 sq ft)
- Lounge
- Kitchen
- Bathroom

OUTSIDE

Large Yard, parking and various outbuildings / garages

RENTAL APPRAISAL

The Local Experts Say...

One bedroom flats in this area are in strong demand. We have recently let a very similar flat for £695pcm and if these flats were refurbished to a good standard we

would expect to achieve the same.

If you would like further information on our services or on this or any other property please contact us at our Bristol office on 01179 55 18 17 or via email at enquiries@piperproperty.co.uk.

Alternatively please visit our website www.piperproperty.co.uk for information on our office locations, services and to find out how we do things differently.

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 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 £900) 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.

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 based “ Life for a Cure” as our 2017 Charity of the year which aims ‘a LIFE for a CURE’, to raise funds in support of finding the ‘Ultimate Vaccine’ for Meningitis B. We are delighted to announce that 5 % of every buyer’s premium will be donated to ‘a Life for a Cure’ which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity “Home Start” to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/