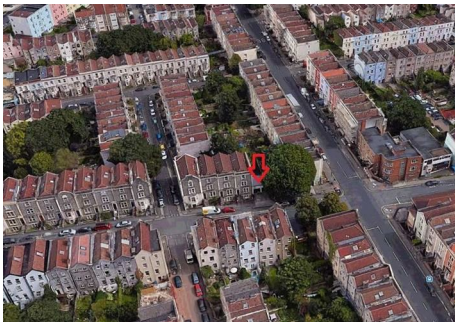




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Welcome to Hollis Morgan LIVE Auctions... STREAMED LIVE on our website... Welcome to Hollis Morgan LIVE Auctions... STREAMED LIVE on our website...

LIVE ONLINE auctions

Welcome to Hollis Morgan LIVE ONLINE Auctions

Could we meet dramatic adjustments to our daily fees and working practices, Hollis Morgan have adjusted to working from public open to Monthly Live Online Auctions - a secure and safe interactive platform for buying and selling all types of land and property.

A Live online auction has the benefits of a traditional auction such as speed and transparency.

But with the advantage of being able to bid and watch from home with the auction streamed live on the Hollis Morgan website and the option to bid by telephone, proxy or online on the website.

We have already sold 100 lots in this splendid method, raising over £50m, and are confident it works.

We have introduced this change and move forward with our 2021 live online calendar of sales confident we are providing a great service for our clients.

bid from anywhere | online or mobile | bid from anywhere | online or mobile

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BUYING at online auction... our guide to online bidding

register to bid in... just 4 easy stages...

- STAGE 1** Complete the Online Bidding Form
You will receive the Online Bidding Form in 24 hours. It is a simple form to complete and you will receive it by email. It is a simple form to complete and you will receive it by email.
- STAGE 2** Send your method of payment
We will accept all major credit cards and you will receive a confirmation email once we have received your payment.
- STAGE 3** Give your unique bidding PIN
You will receive your unique bidding PIN by email. It is a 4-digit number that you will use to bid on the website.
- STAGE 4** The good news! Deposit £0.00!
You will receive your unique bidding PIN by email. It is a 4-digit number that you will use to bid on the website.

bid from anywhere | online or mobile

Single Garage Brigstocke Road, St Pauls, Bristol, BS2 8UB

Auction Guide Price £16,000 +++

Hollis Morgan - MARCH LIVE ONLINE AUCTION - A Freehold SINGLE GARAGE (left hand side unit in block of 2) with parking area to the front with excellent access to the city centre.

Single Garage Brigstocke Road, St Pauls, Bristol, BS2 8UB

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

28 Brigstocke Road, St Paul's, Bristol, BS2 8UB

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE £10,000 +++

SOLD @ £16,000

Lot Number 18

The Live Online Auction is on Wednesday 10th March @ 18:00

Registration Deadline is on Monday 8th March @ 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 on the "REGISTER TO BID" button to qualify for your secure & unique bidding PIN

COMPLETION - STAMP DUTY DEADLINE

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

Completion before the STAMP DUTY DEADLINE on March 31st is available upon request

VIEWINGS

External viewing at all times.

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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.

SOLICITORS

Sean Sanders

Thackray Williams - Bromley

e: sean.sanders@thackraywilliams.com

tel: 0208 461 6162

THE PROPERTY

A Freehold single garage in a pair of units.

The garage is the left hand unit with an up and over door. 5.2m x 2.8m (17'0" x 9'2")

Sold subject to existing tenancy.

LOCATION

St Pauls is an inner suburb of Bristol, north of the city centre which is bordered by the M32 to the east and Stokes Croft (A38) to the west. It was developed in the early eighteenth century as one of Bristol's first suburbs and has become popular due to the location which has everything on its doorstep, from the arty quarter of Stokes Croft to the popular shopping centre of Cabot Circus. The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

THE OPPORTUNITY

GARAGE - PARKING / STORAGE / INVESTMENT

A rare opportunity to acquire a single lock-up garage (left hand unit) with up and over door ideal for parking or secure storage.

Excellent investment or for personal use in this sought after location where parking is at premium with excellent access to the city centre.

The garage is currently let for £85 pcm on a short term contract - please refer to online legal pack.

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

Single Garage Brigstocke Road, St Pauls, Bristol, BS2 8UB

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.

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.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Save your unique bidding PIN

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

EPC

For full details of the EPC please refer to the online legal pack.

AUCTION FINANCE

Some properties may require specialist auction finance-please contact Hollis Morgan for access to expert advice and "whole of market" rates.

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.

TESTIMONIALS

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

WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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 and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

Single Garage Brigstocke Road, St Pauls, Bristol, BS2 8UB

Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.