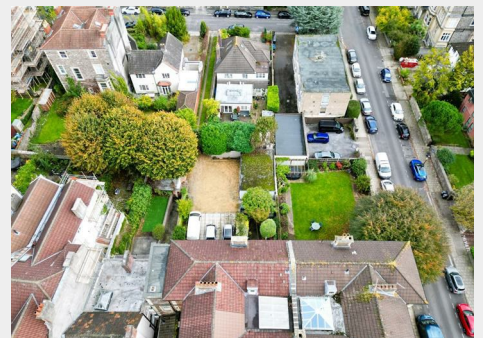


## Middle Garage @, Pembroke Road, Clifton, Bristol, BS8 3EG

Auction Guide Price +++ £25,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- MARCH LIVE ONLINE AUCTION
- LEASEHOLD SINGLE GARAGE
- PRIVATE COURTYARD | 5.59m X 2.77m
- VACANT POSSESSION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Leasehold SINGLE GARAGE ( 5.59m X 2.77m ) in a private Courtyard to rear of Pembroke Road | Clifton

# Middle Garage @, Pembroke Road, Clifton, Bristol, BS8 3EG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Middle Garage to rear of 74 Pembroke Road, Clifton, Bristol BS8 3EG

Lot Number 20

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £25,000 - £50,000

### THE GARAGE

A Leasehold single garage ( 5.59m X 2.77m ) in the middle of a rank of 3 with up and over door accessed via a private lane from Miles Road into a courtyard.

Sold with vacant possession.

Tenure - Leasehold

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

GARAGE FOR OWNER OCCUPIER | INVESTMENT

The garage is located in an area where pressure on both parking and storage are at an absolute premium.

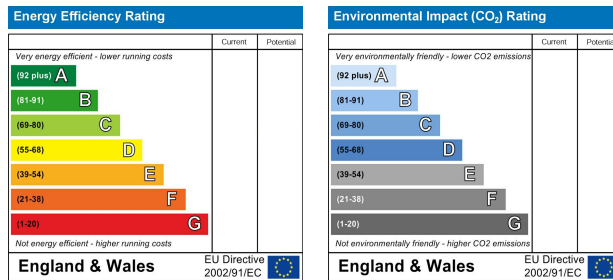
We understand the garage would let in the region of £150 - £175 pcm subject to consents.

### LOCATION

Clifton is one of Bristol's most sought after neighbourhoods, known for its elegant Georgian architecture, tree-lined streets, and stunning views over the Avon Gorge. Located just a short distance from the city centre, Clifton is popular with young professionals, families, and students alike. One of the key draws of Clifton is its excellent selection of independent shops, cafes, and restaurants. From fashionable boutiques and artisan bakeries to gourmet restaurants and cocktail bars, there's something for everyone in this vibrant and bustling area. Clifton also boasts several green spaces, including the Clifton Downs, a large public park that offers panoramic views over the city and the Avon Gorge. The area is also home to several historic landmarks, including the iconic Clifton Suspension Bridge, which spans the Avon Gorge and is a popular spot for walkers, joggers, and cyclists. For families with children, Clifton offers a range of excellent schools, including Clifton College and Clifton High School, both of which are highly regarded for their academic standards and extracurricular activities. Clifton is a highly desirable area that offers a unique blend of historic charm, modern convenience, and natural beauty, with its excellent transport links, vibrant community, and excellent selection of amenities, it is one of Bristol's most popular neighbourhoods.

## Floor plan

### EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.