

## 354 Gloucester Road, Horfield, Bristol, BS7 8TP

Sold @ Auction £350,000



- FOR SALE BY ONLINE AUCTION
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- VIDEO TOUR NOW ONLINE
- WEDNESDAY 24TH JULY 2024
- SOLD@ JULY ONLINE AUCTION
- LEASEHOLD MIXED USE PROPERTY
- RETAIL UNIT | 1 BED GARDEN FLAT | 2 BED FLAT
- SCOPE TO REARRANGE GARDEN FLAT TO 2 BED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Leasehold MIXED USE INVESTMENT ( 1958.7 Sq Ft ) producing INCOME OF £35,400 pa comprising RETAIL UNIT and 2 X FLATS with scope to increase Resi Bedrooms( stc )

# 354 Gloucester Road, Horfield, Bristol, BS7 8TP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JULY ONLINE AUCTION \*\*\*

GUIDE PRICE £350,000 +++  
SOLD @ £350,000

ADDRESS | 354 Gloucester Rd, Horfield, Bristol BS7 8TP

Lot Number 22

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30  
Registration Deadline is on Monday 22nd July 2024 @ 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”

### THE PROPERTY

A Leasehold mid terraced mixed use property with accommodation ( 1958.7 Sq Ft ) comprising ( refer to floorplans )

#### GROUND FLOOR

Retail Unit with small courtyard.  
Self contained Rear 1 Bedroom Flat with small courtyard  
Small office space with small courtyard.

#### FIRST FLOOR

Self contained two bedroom flat.

The property has been well maintained with a new flat roof to the rear recently installed - please refer to online legal pack - but would overall benefit from some basic updating. Please note the main tiled roof is also new with work carried out in summer 2022.  
All sold subject to existing tenancies.

Tenure - Leasehold

Council Tax - A

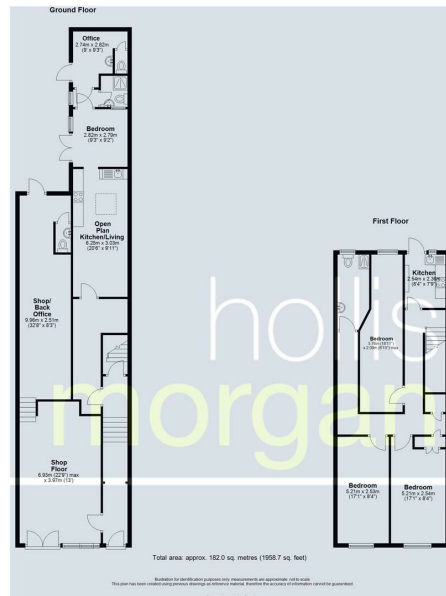
Business Rates - Rateable Value £10,750

EPC - Retail B | Garden Flat C | First Floor Flat C

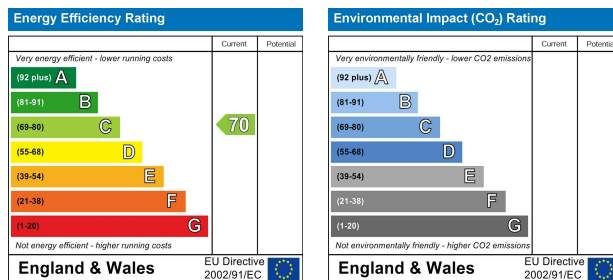
Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## 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.