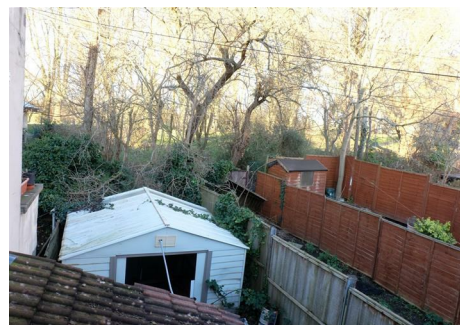




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hollis
 morgan
 auction



333 Church Road, St. George, Bristol, Gloucestershire, BS5 8AA

Auction Guide Price £125,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 11 - A freehold period property arranged over three floors with PLANNING GRANTED for 1 bed garden flat and existing 2 bed maisonette.

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 11

Wednesday 25th February 2015

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

VIEWINGS

Weekly Set Viewing:

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the specified time and allow a minimum of 15 minutes to view. This is an open house and whilst you will need to register upon arrival, there is no need to book your appointment please simply turn up at the stated time.

Please note there will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Deborah Stone

Rodney King

6 All Saints Lane

Bristol

BS1 1JH

dstone@rodneyking.co.uk

ONLINE LEGAL PACKS

Please visit our website www.hollismorgan.co.uk and follow the RED links "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 register to receive them if not yet available.

You will also automatically be updated if any new information is added.

THE PROPERTY

A freehold period property arranged over three floors with small garden to rear

LOCATION

Located on the busy Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

Ground floor - A vacant commercial unit previously let for £5,000 per annum but now has planning permission

GRANTED to convert into a one bedroom garden flat.

First floor - A two bedroom maisonette let for £475 pcm (£5,700 per annum).

PLANS

All the relevant plans and drawings can be downloaded via the online legal pack.

PLANNING INFORMATION

Decision: GRANTED subject to condition(s)

Application no: 14/04454/F

Description of development: Conversion of ground floor shop to 1 no. one bed flat.

Committee / Delegation date: 24.12.14

GROUND FLOOR

A vacant commercial unit previously let for £5,000 per annum but now has planning permission to convert into a one bedroom garden flat.

UPPER FLOORS

333a - A self contained two bedroom maisonette in a good decorative order let to professional tenants for £475 pcm.

The current tenants have been in situ for 2 years with no rent increase in this period and we understand there is potential to increase the rent to £525 - £550 pcm.

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 £500 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

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

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk