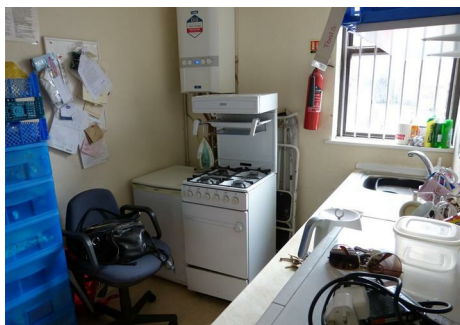
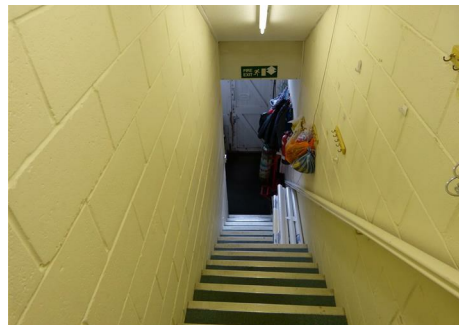
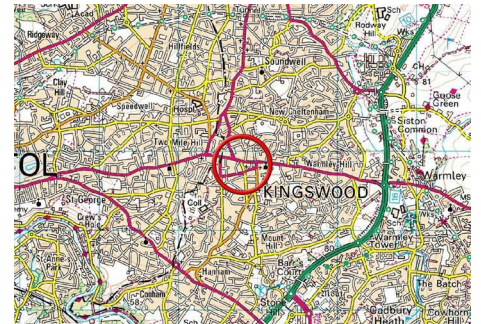
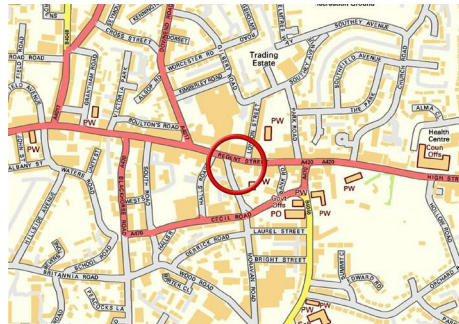




0117 973 6565  
 www.hollismorgan.co.uk  
 post@hollismorgan.co.uk

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## Regent Street, Kingswood, Bristol, BS15 8HU

Auction Guide Price £150,000 +++

Hollis Morgan APRIL AUCTION LOT NUMBER 17 - A mid terraced FREEHOLD commercial premises with THREE PARKING spaces. ( 1376 Sq Ft ) Potential income £15,000 per annum.

## FOR SALE BY AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

LOT NUMBER 17

Wednesday 15th April 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

The shop is available for inspection during business hours (11:00 am - 15:00 pm) via prior agreement with Hollis Morgan.

Please contact Auction HQ and we will contact the shop to provide access.

## ONLINE LEGAL PACKS

Please visit our website [www.hollismorgan.co.uk](http://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 mid terraced commercial premises arranged over two floors with three parking spaces to rear.

## LOCATION

Masters Church occupies a secluded position close to the bustling Kingswood High Street. Local amenities and services including convenience stores, pubs, bars and cafes are all within walking distance. Bristol City Centre is approximately four miles away.

## THE OPPORTUNITY

The property is sold with vacant possession.

Potential rental income of £ 15,000 per annum

## ACCOMMODATION

Ground floor - Main shop area, kitchen, cloakroom and access to the rear of the property.

First floor - Two storage rooms, kitchenette and cloakroom.

## 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](mailto: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](http://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](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)