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auction



**290 - 292 Whitehall Road, Whitehall, Bristol, BS5 7BG**

**Auction Guide Price £225,000 +++**

A large PERIOD property ( 3500 Sq Ft ) with PLANNING GRANTED to convert to 5 stylish FLATS and a small retail unit.

## FOR SALE BY AUCTION

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

### LOT NUMBER 6

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

## THE PROPERTY

A large detached Freehold period property set in an elevated position and arranged over two floors ( 3,500 NIA ) with large yard to rear and most recently used as a commercial premises but now offered with vacant possession.

## LOCATION

Whitehall Road is one of the main link roads within Whitehall and provides direct access to both Speedwell and St. George. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants. Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

Full planning permission has been granted to convert into 5 apartments with retention of the ground floor as retail space.

There may be scope subject to planning to increase the density of flats on the development.

## ACCOMMODATION

Please refer to existing floor plans with online legal pack

### ENTRANCE

RECEPTION 16'8" x 7'10"

### HALL

MEETING ROOM 15'1" x 10'5"

### TOILET FACILITIES

### KITCHEN

FURTHER OFFICE SPACE 22'10" x 28'6"

WORKSHOP 29' x 19'3".

STORE 8'10" x 12'1"

FURTHER STORE 9'9" x 9'2"

### FIRST FLOOR

OFFICE 1 10'0" x 13'7"

OFFICE 2 6'11" x 8'11"

OFFICE 3 29'3" x 30'0"

STORE ROOM 16'2" x 5'3"

### OUTSIDE

## PLANS

Full details of all plans, drawings, planning information can be downloaded via the online legal pack.

## PLANNING INFORMATION

Decision: GRANTED subject to condition(s)

Application no: 14/03574/F

Type of application: Full Planning

Description of development: Change of use of upper floors and rear ground floor from office/retail to 5 No. flats, with retention of ground floor retail space

Committee/delegation date: 07.11.14

## THE LOCAL LETTING EXPERT SAYS:

The Bristol Residential Letting Co. are confident this development would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests rents as follows, if finished to an appropriate standard:

Flat 1 – £650pcm; Flat 2 - £600pcm; Flat 3 - £650pcm;

Flat 4 - £800pcm; Flat 5 - £550pcm

If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

## 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)