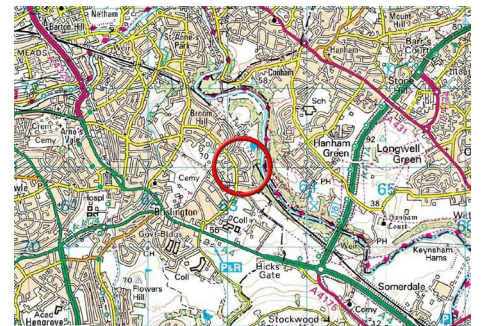




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Rank of Garages, To Rear of 62 - 80 Capgrave Crescent, Brislington, Bristol,

Auction Guide Price £105,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 46 - A rank of 16 GARAGES with potential income in the region of £11.5k per annum - EXCELLENT INVESTMENT / POTENTIAL PLOT subject to PP

Rank of Garages, To Rear of 62 - 80 Capgrave Crescent, Brislington, Bristol,

BS4 4TW

FOR SALE BY AUCTION

*** SOLD @ AUCTION £105,000 ***

GUIDE PRICE £95,000 +++

LOT NUMBER 46

Wednesday 20th July

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 garages are available for external inspection at all times.

SOLICITORS

Peter Golding

Cook & Co Solicitors

Bush House

77-81 Alma Road

Clifton

Bristol

BS8 2DP

Tel: 0117 3179 719

E: peter.golding@cookco.co.uk

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "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 automatically be updated if any new information is added.

THE GARAGES

A modern rank of 16 garages to the rear of 62 - 80 Capgrave Crescent and accessed via a lane to the side of 80 Capgrave Crescent.

LOCATION

Capgrave Close is a quiet residential area located just off Broomhill Road within the popular suburb of Brislington. Bath Road is nearby and provides excellent access to both Bristol City Centre (3 miles) and Bath (10 miles).

THE OPPORTUNITY

An excellent long term investment - at 100% occupancy with increased rents they will generate circa £11,500 per annum.

A number of garages have had new up and over doors fitted.

Average rent of £48 per garage (historic tenancies) but

all new garage tenancies are being updated to £60pcm. Garages 13 and 14 have just had new doors fitted and are currently vacant but on the market for rent at £60pcm.

***POTENTIAL PLOT SUBJECT TO PP - BUYERS MUST MAKE THEIR OWN ENQUIRIES ***

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (Total £900) 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.

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly

advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

AUCTION BUYERS GUIDE VIDEO

Available to view via our purpose built property website - www.hollismorgan.co.uk

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