

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



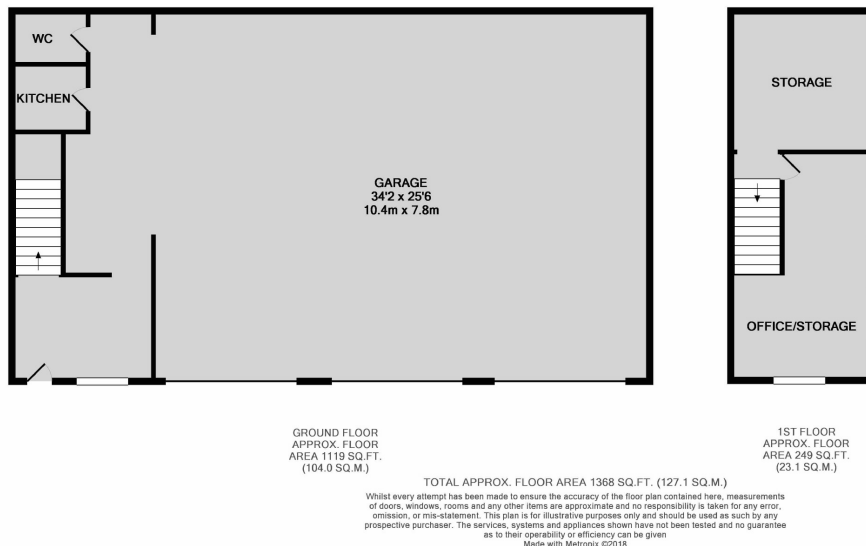
Brookland Garage, 10a Julian Road, Sneyd Park, Bristol, BS9 1LL

For auction Guide Price £500,000

An opportunity to purchase a working garage, situated in a highly sought after residential location in Sneyd Park within close proximity to Durdham Downs. The property is to be sold with vacant possession and offers potential for redevelopment to provide a scheme of flats or townhouses, subject to obtaining the necessary planning consents. Alternatively the property could be retained as a garage or consent for alternative commercial uses could be sought.



Brookland Garage, 10a Julian Road, Sneyd Park, Bristol, BS9 1LL



FOR SALE BY AUCTION

This property is due to be auctioned on the 27th November 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

A WORKING GARAGE OFFERING POTENTIAL FOR REDEVELOPMENT

DESCRIPTION

A working garage of approximately 1,370sqft, predominantly single storey with a first floor office and stores and an additional forecourt to the front. The site is situated in a residential position and offers potential for redevelopment to townhouses or flats, or another commercial use such as a children's nursery, subject to obtaining all necessary consents.

LOCATION

The garage fronts Julian Road in Sneyd Park within close proximity to Durdham Downs.

DEVELOPMENT POTENTIAL

We feel the site offers potential for residential development and could accommodate a scheme of townhouses or apartments, subject to obtaining the necessary planning consents. Interested parties should make their own enquiries with the planning department.

LOCAL AUTHORITY

Bristol City Council.

SITE MEASUREMENTS

The site measures approximately 244sqm (2,628sqft). The garage benefits from a 50ft frontage by an average depth of approximately 55ft. Measurements taken using Promap software and are provided for indicative purposes only.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

VAT

We are informed by our client that VAT is not applicable to this lot.

COMPLETION

This lot is offered with a 6 week completion or earlier by arrangement.

ENERGY PERFORMANCE CERTIFICATE

Rating: F.

SOLICITOR

Mr M Buck
Fussell Wright
105 Sandy Park Road
Brislington
Bristol BS4 3PG
Tel: 0117 971 3535
Email: malcolm.buck@fussellwright.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

