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Auctions

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## LOT 29 - 172 St Johns Lane, Bedminster, Bristol, BS3 5AR

**For auction Guide Price £150,000 +**

A freehold two storey end of terrace property arranged as a ground floor shop of approximately 800sqft with additional first floor ancillary storage of approximately 575sqft. The property offers potential for conversion to residential accommodation subject to obtaining necessary consents.

Situated in a predominantly residential position on St Johns Lane in Bedminster, offered for sale with vacant possession.





# LOT 29 - 172 St Johns Lane, Bedminster, Bristol, BS3 5AR

## FOR SALE BY AUCTION

This property is due to be auctioned on the 18th June 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

Tuesdays & Thursdays 10.00am - 10.30am

## SUMMARY

TWO STOREY COMMERCIAL PROPERTY WITH POTENTIAL FOR CONVERSION

## DESCRIPTION

A fantastic opportunity to purchase an end of terrace period property offering potential for conversion to a house or 2 flats, subject to obtaining necessary planning consents. Currently arranged as a shop with first floor ancillary accommodation, the property is situated in a popular residential location within close proximity to Victoria Park and Bristol Temple Meads train station. This property offers great scope for builders, developers and investors.

## LOCATION

Situated in a prominent position on St Johns Lane linking Bedminster with Victoria Park and within close proximity to Totterdown.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising an extended ground floor shop with rear access.

## FIRST FLOOR

Comprising two ancillary storage rooms, WC and kitchen.

## ADVERTISING HOARDING

In addition there is an advertising hoarding to the side elevation which is let to Primesight Limited for a term of 5 years from 01/04/2016 at a rent of £600 per annum.

## ENERGY PERFORMANCE CERTIFICATE

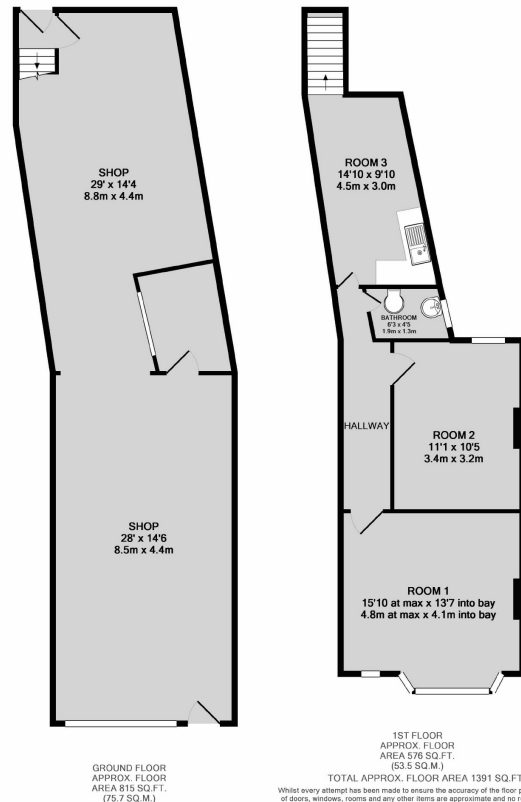
Rating: E

## SOLICITOR

Mr P Hogan  
Henriques Griffiths  
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Bristol BS2 8SJ  
Tel: 0117 909 8451  
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## 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.



## 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.

