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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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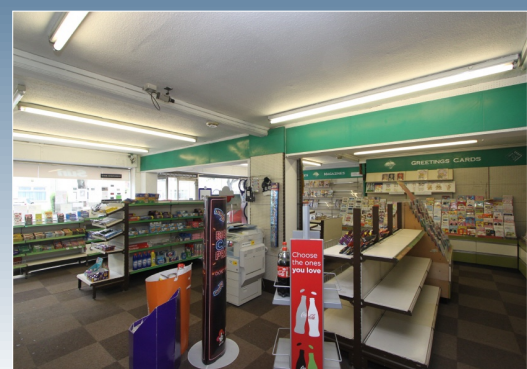
auctioneers



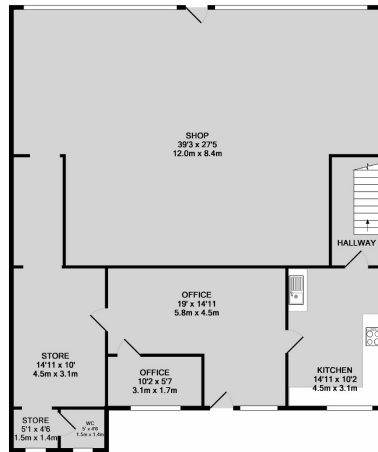
LOT 14 - 24-26 Bedminster Road, Bedminster, Bristol, BS3 5PD

For auction Guide Price £275,000 +

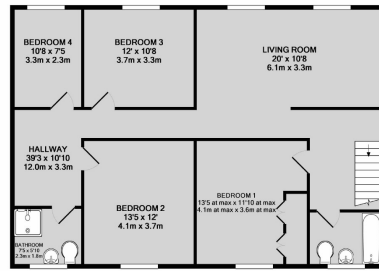
A double fronted mixed-use property of approximately 2,780sqft comprising a large ground floor shop with an additional 4 bedroom maisonette above and behind. The property is offered for sale with vacant possession and offers potential for redevelopment to create additional dwellings, subject to obtaining the necessary planning consents.



LOT 14 - 24-26 Bedminster Road, Bedminster, Bristol, BS3 5PD



GROUND FLOOR
APPROX. FLOOR
AREA 1,706 SQ. FT.
(158.5 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1,013 SQ. FT.
(93.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 2,719 SQ. FT. (252.2 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracy. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 2019

FOR SALE BY AUCTION

This property is due to be auctioned on the 25th July 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Mondays & Wednesdays 10.45am - 11.15am

SUMMARY

DOUBLE FRONTED SHOP WITH 4 BEDROOM MAISONETTE AND DEVELOPMENT POTENTIAL.

DESCRIPTION

A double fronted shop with rear office and stores of approximately 1,500sqft with an additional 4 bedroom maisonette located above and behind. Further benefits include a rear garden, vehicular rear access, parking and a single garage. Both the shop and maisonette will be sold with vacant possession. The property offers potential for redevelopment, subject to obtaining all necessary consents.

LOCATION

Situated in a convenient location on Bedminster Road, close to the junction with St John's Lane. Easy access is provided to the City Centre via the A38 and the property is within walking distance to North Street, East Street and the city.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout. The floor plan is provided for indicative purposes and should not be relied upon.

GROUND FLOOR

Arranged as a large double fronted retail unit with additional rear store and office. In addition there is a kitchen and stairs to the first floor.

FIRST FLOOR

Currently arranged as 4 bedrooms with a large living room, shower room and two bathrooms.

OUTSIDE

The property benefits from an enclosed rear garden with hard standing providing off-street parking and a single lock-up garage.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

SOLICITOR

Ms T Hawthorn, Boyce Hatton

Tel: 01803 408587

Email: tara.hawthorn@boycehatton.co.uk

BUYER'S PREMIUM

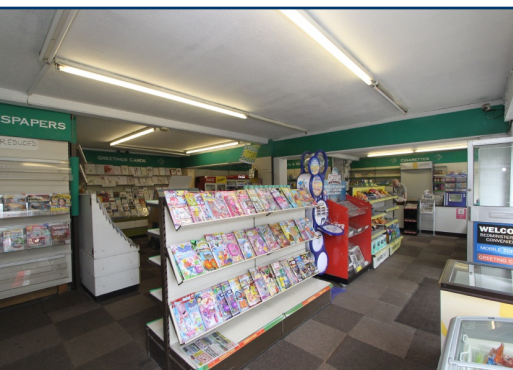
Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

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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.

