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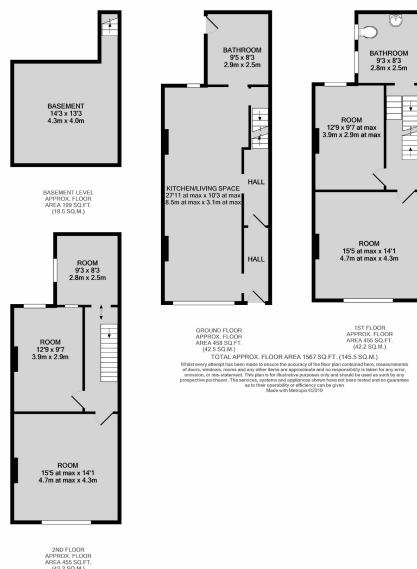
LOT - 17 Midland Road, Old Market, Bristol, BS2 0JT

For auction Guide Price £260,000 +

A mid-terraced freehold commercial property arranged over three floors with additional basement, situated in a prominent position on Midland Road in Old Market. An excellent opportunity for continued commercial use, conversion into flats or a mixed-use development, subject to obtaining the necessary consents. The property is to be sold with vacant possession and is in need of refurbishment throughout. Ideally suited to builders, investors and developers.



LOT - 17 Midland Road, Old Market, Bristol, BS2 0JT



FOR SALE BY AUCTION

This property is due to be auctioned on the 26th November 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

THREE STOREY MID-TERRACED COMMERCIAL PROPERTY WITH DEVELOPMENT POTENTIAL, SUBJECT TO CONSENTS.

DESCRIPTION

A three storey commercial property with additional basement offering development potential, situated in a central location in Old Market. An excellent opportunity for continued commercial use, conversion into self-contained flats or a mixed-use development, subject to obtaining the necessary planning consents. The property is to be sold with vacant possession and is in need of refurbishment. Ideally suited to builders, investors and developers.

LOCATION

The property is situated in a very central location on Midland Road in Old Market with easy access provided to Bristol City Centre, Harbourside, Temple Meads train station and the M32 Motorway.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR

Currently arranged as an open plan kitchen/living space, a bathroom and access to the basement and rear courtyard.

FIRST FLOOR

Comprising two large rooms and a bathroom.

SECOND FLOOR

Comprising three further rooms.

OUTSIDE

The property benefits from a small courtyard to the rear.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SOLICITOR

Mr S Taylor, Irwin Mitchell LLP

Tel: 0114 274 4541

Email: stephen.taylor@irwinmitchell.com

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

60 Northumbria Drive, Henleaze
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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.

