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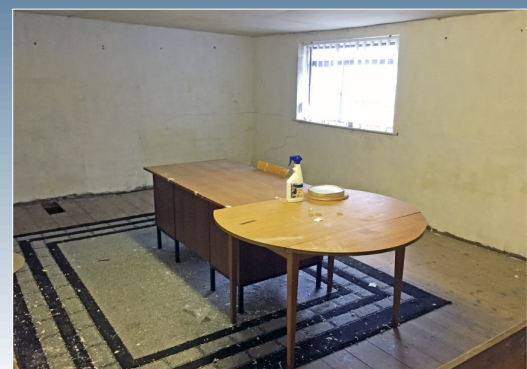
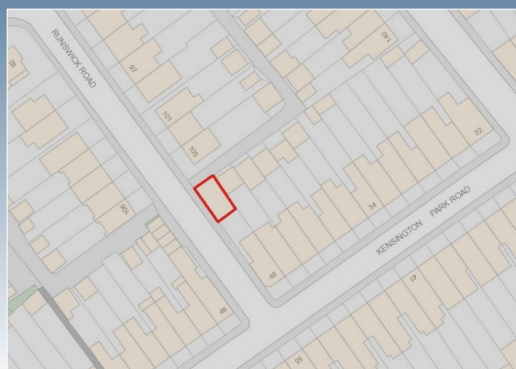
LOT 2 - Workshop/Garage Adjacent To, 105 Runswick Road, Brislington, Bristol, BS4 3HX

For auction Guide Price £60,000 to £70,000 +

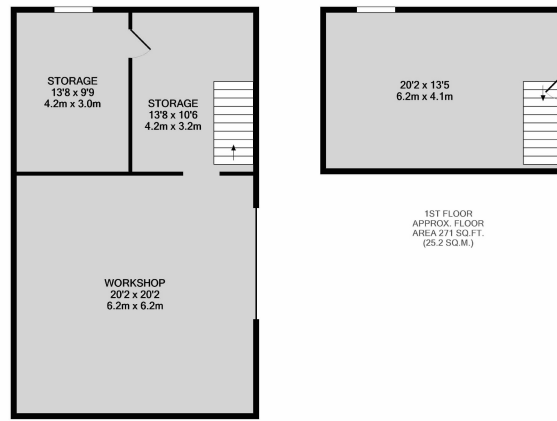
GUIDE PRICE £60,000-£70,000

WORKSHOP/GARAGE WITH DEVELOPMENT POTENTIAL

A ground floor workshop/garage with first floor ancillary accommodation measuring approximately 954 sq ft, situated in a popular residential location in Brislington. The property offers potential for residential conversion or various commercial uses, subject to obtaining the necessary planning consents.



LOT 2 - Workshop/Garage Adjacent To, 105 Runswick Road, Brislington,



GROUND FLOOR
APPROX. FLOOR
AREA 683 SQ.FT.
(63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2019

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

WORKSHOP/GARAGE WITH DEVELOPMENT POTENTIAL

DESCRIPTION

A brick-built workshop/garage of approximately 954 sq ft comprising 3 ground floor workshop/storage areas and further ancillary space at first floor level. The property offers potential for a variety of different uses including conversion to a residential dwelling, subject to obtaining the necessary planning consents.

LOCATION

The property is situated on Runswick Road in Brislington just off Kensington Park Road within a predominantly residential area. The nearby A4 Bath Road provides excellent transport links to both Bristol and Bath.

WORKSHOP/GARAGE (Approx. 954 sq ft)

The ground floor of the property is arranged to provide a main workshop/garage area with sliding wooden doors to the front, two further storage rooms, one with stairs leading to the ancillary first floor accommodation.

PLANNING

We are not aware of any planning applications that have been submitted in relation to the property. There is potential for a variety of different residential and commercial uses, subject to obtaining the necessary planning consents. All interested parties should make their own enquiries with the Local Authority to confirm the suitability of their intended use.

LOCAL AUTHORITY

Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC.

SOLICITOR

Ms S Maqsood, Barcan + Kirby

Tel: 0117 978 6038

Email: s.maqsood@barcankirby.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.

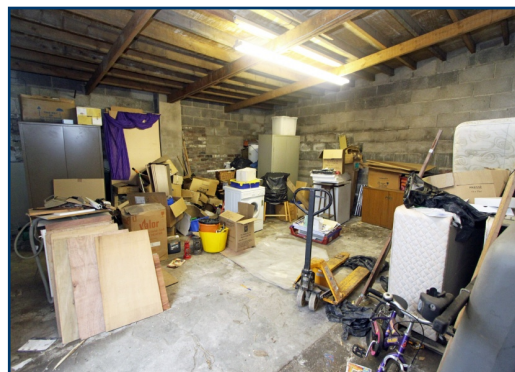
*GUIDE PRICE

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 reserve price can be subject to change up to and including the day of the auction.

PROXY BIDDING



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.

