



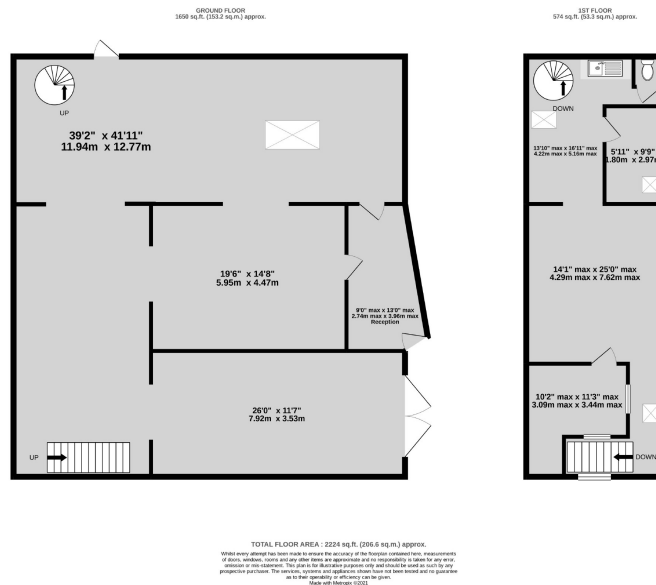
LOT 10 - C And J Adams Limited, Ansteys Road, Hanham, Bristol, BS15 3DT

For auction Guide Price £250,000 +

A substantial workshop of approximately 2,224 sq ft situated in a highly convenient location on Ansteys Road, just off Hanham High Street. The building consists of a large open-plan workshop with reception area and a 2-storey annexe benefiting from office space, further storage and a kitchenette. The property would suit continued use as a workshop but also offers potential for residential redevelopment, subject to obtaining the necessary consents.



LOT 10 - C And J Adams Limited, Ansteys Road, Hanham, Bristol,



FOR SALE BY AUCTION

This property is due to feature in our online auction on 4th November 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

LARGE WORKSHOP WITH DEVELOPMENT POTENTIAL FOR SALE IN HANHAM

DESCRIPTION

A substantial workshop of approx 2,224 sq ft with reception and a secure gated entrance to the front, the property benefits from open-plan workshop space on the ground floor with a reception, double garage doors and additional office space with a kitchenette and WC on the first floor. The site also offers scope for residential redevelopment and a scheme of flats or live/work units may be suitable, subject to obtaining the necessary permissions.

LOCATION

Situated in a highly convenient location on Ansteys Road, just off Hanham High Street. There is excellent access provided to local amenities and the surrounding areas of Bristol via the A431.

ACCOMMODATION

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

GROUND FLOOR - Approx. 1,650 sq ft (153.2 sq m)

Comprising a reception and large, open-plan workshop with double garage doors leading to the front forecourt.

FIRST FLOOR - Approx. 574 sq ft (53.3 sq m)

Comprising two office rooms, kitchenette, WC and further storage space.

OUTSIDE

Comprising a secure, gated entrance and forecourt.

LOCAL AUTHORITY

South Gloucestershire Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

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

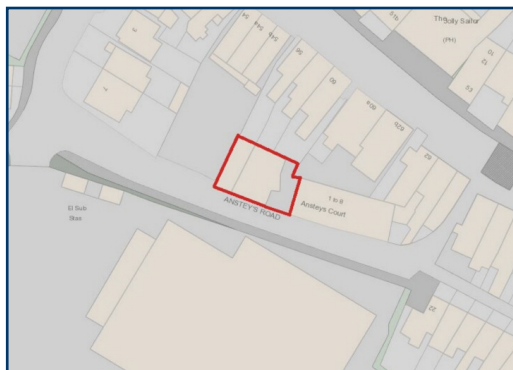
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The



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 endeavours 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.

