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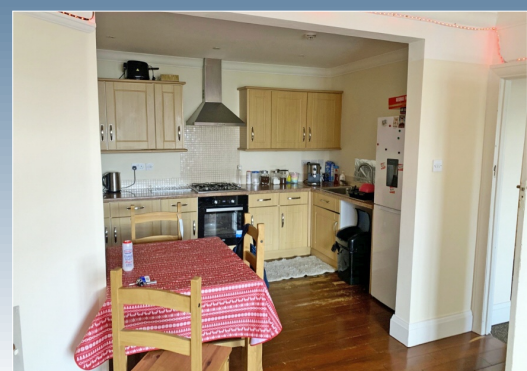
22 Richmond Hill, Clifton, Bristol BS8 1BA



LOT 15 - 12 Kellaway Avenue, Westbury Park, Bristol, BS6 7XR

For auction Guide Price £475,000 +

A substantial mixed-use investment property informally arranged as a ground floor shop, a rear 1-bedroom apartment, a first floor 3-bedroom flat and a further 2-bedroom bungalow to the rear. The property is partially let but once fully occupied we anticipate a potential gross annual rent in the region of £44,500 making this a superb and potentially high-yielding investment.



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These drawings are intended to provide an indication of the proposed layout of the property. They are not intended to be used for planning or building regulation purposes. They are not intended to be used for planning or building regulation purposes. They are not intended to be used for planning or building regulation purposes.

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

MIXED-USE INVESTMENT PROPERTY - SHOP, TWO FLATS AND REAR BUNGALOW

DESCRIPTION

A mixed-use investment property arranged as a ground floor shop of approximately 400 sq ft, a well presented one-bedroom flat to the rear with courtyard garden, a modern and spacious first floor 3-bedroom flat and a further 2-bedroom bungalow to the rear.

LOCATION

The property is situated on Kellaway Avenue close to the junction with Bishop Road, within easy reach of the shops and amenities of Coldharbour Road.

ACCOMMODATION /RENTAL DETAILS

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

GROUND FLOOR SHOP - Approx. 400 sq ft

The shop is currently vacant and is arranged to provide a main sales area, kitchenette and WC. We would anticipate a potential market rent in the region of £8,500 per annum.

FIRST FLOOR FLAT

This well-presented flat comprises a large kitchen/living room, three bedrooms and a shower room. The flat is let on an AST at £1,300 pcm from November 2020.

REAR GROUND FLOOR FLAT

The rear ground floor flat is informally arranged to provide a kitchen/living room with doors to rear courtyard, a bedroom and shower room. We understand this part of the building has been utilised as a flat for circa 6 years and is let on an AST from September 2021 at £750 pcm.

REAR BUNGALOW

Situated at the rear of the property and accessed via a lane from Bishop Road, the bungalow is informally arranged as a kitchen/living room, two bedrooms and a bathroom. We understand the bungalow has been rated separately for Council Tax since 2018 and is let on an AST at £950 pcm from September 2021.

ENERGY PERFORMANCE CERTIFICATE (EPCs)

Ratings:

Ground Floor Shop: D

First Floor Flat: TBC

Rear Bungalow: 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



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.

