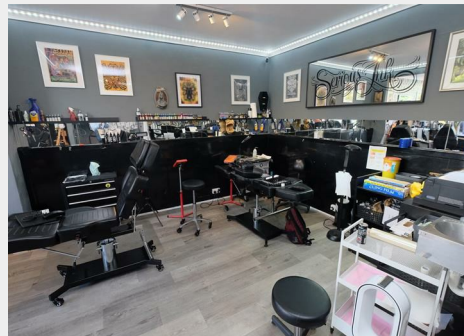


# 130 -132 Nibley Road, Shirehampton, Bristol, BS11 9XN

Auction Guide Price +++ £395,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH NOVEMBER 2024
- VIDEO TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- MIXED USE BLOCK
- FULLY LET - £40,800 PA
- FLATS | RETAIL UNIT | WAREHOUSES | DEVELOPMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – MIXED USE BLOCK (2937 Sq Ft ) producing £40,800 pa comprising FLATS | RETAIL UNIT | WAREHOUSES with development potential stc.

# 130 -132 Nibley Road, Shirehampton, Bristol, BS11 9XN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 130 - 132 Nibley Road, Shirehampton, Bristol BS11 9XN

Lot Number TBC

The Live Online Auction is on Wednesday 20th November 2024 @ 17:30  
Registration Deadline is on Monday 18th November 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A mixed use portfolio of properties located in the middle of this established rank with rear access;

Freehold  
130 Nibley Road  
Ground Floor Retail Unit  
First Floor Flat  
Both warehouses to rear

Leasehold  
132 Nibley Road  
Ground Floor Retail Unit  
( Flat sold on long leasehold and not included )

All sold subject to existing tenancies.  
We are informed No management fees or monthly charges

Tenure - Leasehold & Freehold  
Council Tax - A  
EPC - TBC  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

MIXED USE INVESTMENT

A mixed use investment producing £40,800 pa  
We understand there is scope to increase the rental income.  
Please refer to independent rental appraisal.

### WAREHOUSE | DEVELOPMENT OPPORTUNITY

The warehouse section at the rear of the property has scope for residential development.  
We understand no planning of this nature has been previously sought.  
Subject to gaining the necessary consents.

### SCHEDULE OF INCOME

130 Nibley Road/Chip Shop - £1000 per month - 9 years left on lease  
130a Nibley Road - £950 per month - 2 years 3 months left on AST lease  
132 Nibley Road/Tattoo Shop - £650 per month - 2 years 3 months left on lease  
130/132 Nibley Road/The Rear Workshop - £800 per month - 10 months left on lease

Please refer to online legal pack for copies of leases etc



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

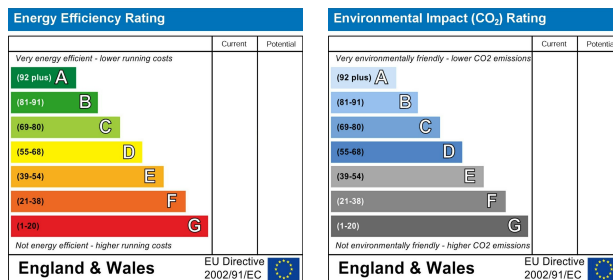
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Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.