



**Rainbow Community Centre, Rainbow Street, Coseley, Bilston, WV14 8SX**

**Auction Guide Price +++ £250,000**

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE PROPERTY ( 4424 Sq Ft )  
comprising VACANT COMMUNITY CENTRE and 2 SELF CONTAINED FLATS | Scope for RESI  
DEVELOPMENT stc

# Rainbow Community Centre, Rainbow Street, Coseley, Bilston, WV14 8SX

## FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The Rainbow Community Centre, Rainbow Street, Bilston WV14 8SX

Lot Number 36

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30

Registration Deadline is on Monday 16th September 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

The Freehold detached two storey building ( 4494 Sq Ft ) has vehicular and pedestrian access from Rainbow Street with parking to the front for approximately 10 vehicles and a small, grassed garden area to the rear.

The property, formerly the Ship and Rainbow public house, two community rooms, a kitchen, storage rooms and female and male W/Cs on the ground floor ( plus cellar )

The first floor is arranged as 2 self contained on bedroom flat (No.51 and No.53)

The property is situated to the north of Rainbow Street, a predominately residential area, approximately 3.8 miles south of Wolverhampton City Centre.

All Sold with vacant possession.

Tenure - Freehold

Council Tax – A ( Dudley )

EPC -

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 asset with community space on the ground floor and residential apartments over.

The Property is considered suitable for community uses, play groups, children’s nursery, medical, retail and religious groups subject to planning.

All Sold with vacant possession.

### RESI DEVELOPMENT

The Property also has residential development potential subject to planning.

Please refer to proposed scheme - for illustrative purposes only. We understand no planning of this nature has been recently sought and interested parties to make their own investigations.

## LOCATION

The Property is situated between Bilston and Coseley, some 3.5 miles southeast of Wolverhampton City Centre and 3.2 miles north of Dudley on a predominately residential street with retail opposite. The Property is conveniently placed for local transport links; the 229 bus route stops on Rainbow Street and provides direct access to Bilston and Dudley. The Property is also conveniently placed for Coseley train station and the West Midlands Metro line at Loxdale and Bradley Lane, with services

to Wolverhampton and Birmingham. Vehicular access is from Rainbow Street which is situated to the south of the A463 Black Country Route and East of A4123 Birmingham New Road, two of the main arterial routes across the Black Country providing connections to the M6 at J10 and the M5 at J2 respectively.

## SOLICITORS & COMPLETION

Georgia Pegler

Tozers

t: 01392 207020

e: G.Pegler@tozers.co.uk

www.tozers.co.uk

## EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

## ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the



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start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### 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.

### PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction. Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM. The form can be found on the Hollis Morgan website on the individual auction property listing. Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

### REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

### SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

### AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

### AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

### 2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over £200,000 and provided support and grants for many local people living with and affected by MND.

100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

Visit the Hollis Morgan Charity Page of our website for further details

### TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

### I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2023 Hollis Morgan sold the most ( £58.3m ) land & property

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by auction in our region for the 14th year running. Hollis Morgan achieved a 98% success rate on lots offered in 2023. 26% of all the regions auction lots were successfully sold by Hollis Morgan in 2023. Since 2010 Hollis Morgan have Sold More Lots by auction ( £528m ) than any other firm in the region - 61% more than our closest rival.

\*Source Essential Information Group 2023

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum. Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla. Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers. Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country. Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos. Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

### WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.
- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

### AUCTION PROPERTY DETAILS DISCLAIMER

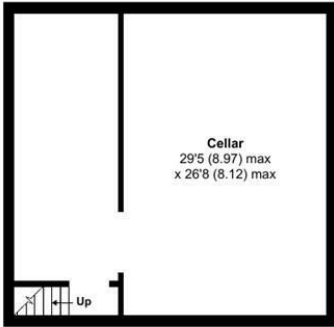
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. 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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



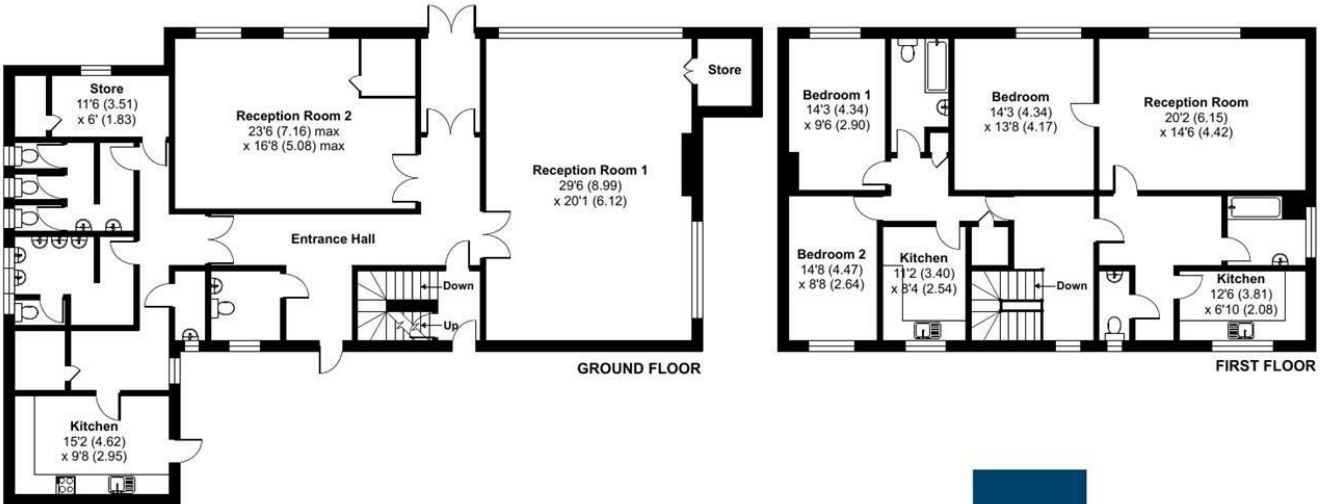
# Rainbow Street, Bilston, WV14

Approximate Area = 4494 sq ft / 417.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Hollis Morgan. REF: 1162625



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
105-149 (A)			105-149 (A)		
85-104 (B)			150-179 (B)		
65-84 (C)			180-209 (C)		
45-64 (D)			210-239 (D)		
25-44 (E)			240-269 (E)		
10-24 (F)			270-299 (F)		
1-9 (G)			300-359 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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