

RARE FREEHOLD OPPORTUNITY

131 Westbury Road, Westbury-on-Trym, Bristol, BS9 3AN



- A semi-detached period property arranged over three floors with a large rear extension and rear access
- The freehold with vacant possession is available to purchase
- Approximately 4,031 sq. ft
- Situated in the affluent area of Westbury-on-Trym
- Scope for a residential conversion subject to permissions



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in the affluent suburb of Westbury-on-Trym, to the North West of the city centre. There are several primary and secondary schools within the immediate vicinity and a large range of local amenities. The M5 motorway is only 3.5 miles away, and there are good bus links in and out of the city.

DESCRIPTION

Coming to the market for the first time since the 1950's, this prominent property on Westbury Road is situated over three floors with a large rear extension. There is also rear access to the property from Grange Court Road. The ground floor has been used as a private members club (Conservative Club) since 1972. The first floors consists of a one bedroom flat and an office, whilst the top floor is a two bedroom flat.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 4,031 sq. ft (374.5 sq. m).

TENURE

The freehold is available to purchase with vacant possession, offered by way of auction on the 26th of July 2023, a private treaty sale may also be considered.

GUIDE PRICE

£750,000

BUSINESS RATES

In accordance with the Valuation Office Agency website, the ground floor of the property has a Rateable Value of £5,600 from 1st April 2023.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an energy performance rating of C (64).

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 listings – look for the big red button.

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.

AUCTION

The live online auction is on Wednesday 26th of July 2023 @ 17:30. Registration deadline is on Monday 24th of July 2023 @ 16:00.

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.

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 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

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.





LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Holly Boulton BSc (Hons)
Tel: 0117 934 9977
Email: holly@burstoncook.co.uk

Hollis Morgan

FAO: Olly Hollis
Tel: 0117 973 6565
Email: olly@hollismorgan.co.uk

SUBJECT TO CONTRACT

June 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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