



316 SOUTHMEAD ROAD
WESTBURY-ON-TRYM, BRISTOL, BS10 5EN



AUCTION GUIDE £65,000

GUIDE PRICE £65,000-£70,000

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA - 439 sq.ft. (40.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error or omission in the plan. The plan is for general guidance only and should not be used for any purpose other than that intended. The plan is not to scale and the measurements are for guidance only. The plan is not to scale and the measurements are for guidance only. The plan is not to scale and the measurements are for guidance only.

FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £70,000 - GROUND FLOOR COMMERCIAL UNIT WITH PLANNING FOR 1 BEDROOM FLAT - POTENTIAL RENT OF £10,800PER ANNUM.

DESCRIPTION

A sizeable ground floor commercial unit measuring approx. 439 sq. ft. (40.8 sqm) with planning granted to be converted into a 1-bedroom flat. We understand that some internal works have taken place including the removal of a stud wall as well as the erection of a front porch. Once complete we would anticipate a rental figure in the region of £10,800PA.

LOCATION

Located on the corner of Southmead Rd and Kingsholm Rd the property provides excellent access to a range of local amenities as well as being a short distance from Southmead hospital.

ACCOMMODATION

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

PLANNING

Full planning was granted on 27th September 2021 for change of use from Office (A2) to Residential (C3) with external alterations, porch to front and boundary wall under Application No. 21/02008/F.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: F

TENURE

Please refer to the online legal pack for confirmation.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

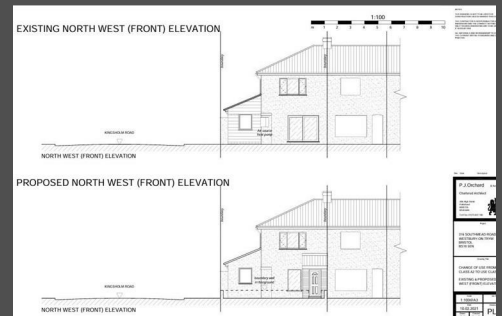
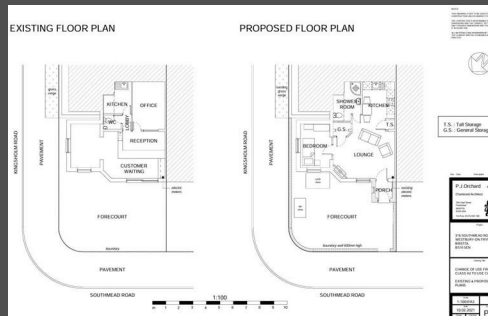
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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 completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.



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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.