



GARAGE REAR OF 2 SOUTHSEA ROAD  
PATCHWAY, BRISTOL, BS34 5DR



**AUCTION GUIDE £30,000 - £40,000**

**SUBSTANTIAL DOUBLE GARAGE/WORKSHOP**

A substantial and well-presented double garage with a pitched, tiled roof and up and over garage door. The property benefits from a secure gated entrance, front forecourt and side entrance. A superb opportunity for those seeking a secure lock-up garage that would be ideal for classic cars, builder's storage or domestic storage. There may be potential for alternative uses, subject to consents.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

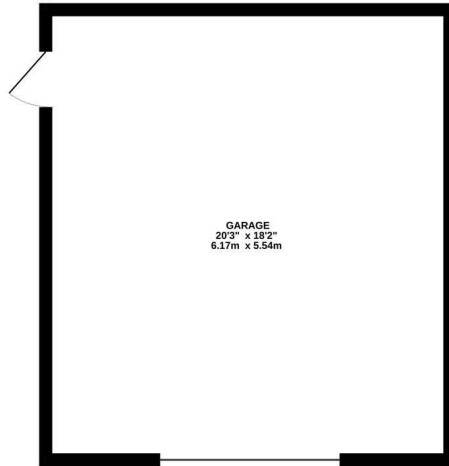
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# GARAGE REAR OF 2 SOUTHSEA ROAD, PATCHWAY, BRISTOL, BS34 5DR

**GROUND FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



**GARAGE REAR OF 2 SOUTHSEA ROAD**

**TOTAL FLOOR AREA: 368 SQ.FT. (34.2 SQ.M.) APPROX.**  
While every effort has been made to ensure the accuracy of the above information, measurements, dimensions, fixtures and fittings are approximate and should not be used as a basis for any contract or other statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and fittings shown have not been verified and the purchaser should verify the same. Made with Metage C2024

## FOR SALE BY AUCTION

This property is due to feature in our online auction on 27 June 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SUBSTANTIAL DETACHED DOUBLE GARAGE

## DESCRIPTION

A substantial and well-presented double garage with a pitched, tiled roof and up and over garage door. The property benefits from a secure gated entrance, front forecourt and side entrance. A superb opportunity for those seeking a secure lock-up garage that would be ideal for classic cars, builder's storage or domestic storage. There may be potential for alternative uses, subject to consents.

## LOCATION

The garage is situated to the rear of 2 Southsea Road in Patchway fronting Hazeldene Road. Easy access is provided to the A38, Cribbs Causeway and the motorway networks.

## GARAGE DIMENSIONS

Depth: 20'3" (6.2m)

Width: 18'2" (5.5m)

## COMPLETION

Completion for this lot will be 4 weeks from exchange of contracts or sooner by mutual agreement.

## TENURE

Understood to be freehold, please refer to the auction 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](mailto: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](mailto: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.

## PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £150,000: £5,000  
£151,000 and above: £10,000

If your bid is successful, the balance of the deposit monies and Buyer's Premium (1,500 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.



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.