



MAGGS & ALLEN

153-155 HOTWELL ROAD
HOTWELLS, BRISTOL, BS8 4RU

Auction Guide £600,000+

- SOLD FOR £650,000 - 27 June Auction
- Prime site for redevelopment
- Superb location on Hotwell Road
- Potential for a block of flats, subject to consents
- 8-week completion



Auction & Commercial
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www.maggsandallen.co.uk





153-155 HOTWELL ROAD, HOTWELLS, BRISTOL, BS8 4RU

Auction Guide £600,000+

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

SOLD FOR £650,000 - PRIME POTENTIAL DEVELOPMENT SITE ON HOTWELL ROAD

DESCRIPTION

A parcel of land measuring approximately 800 m², situated in a prime position on Hotwell Road offering significant potential for redevelopment. The site is currently utilised as a two storey former tool hire premises with forecourt and yard to the rear with garaging. The site is offered for sale with vacant possession.

LOCATION

The property is situated on Hotwell Road within close proximity to Bristol's harbourside and the SS Great Britain. Easy access is provided to the City Centre, Clifton Village and a wide range of amenities on the harbourside and Wapping Wharf.

CURRENT ACCOMMODATION

The two storey building measures approximately 2,025 ft² (188sq meters), with additional garaging to the rear.

BUSINESS RATES

The Rateable Value with effect from April 2024 is £14,750.

DEVELOPMENT POTENTIAL

Whilst no planning applications have been submitted, a number of similar sites in the immediate vicinity have been redeveloped to provide four storey blocks of flats and consequently we consider the site could be suitable for a similar scheme, subject to obtaining the necessary consents.

LOCAL AUTHORITY

Bristol City Council.

TENURE

The site is offered for sale on a freehold basis. The property is currently let but the tenants have ceased trading from the premises and completion will be subject to vacant possession.

COMPLETION

Completion for this lot will be the 1st October or sooner by mutual agreement, and subject to vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

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.

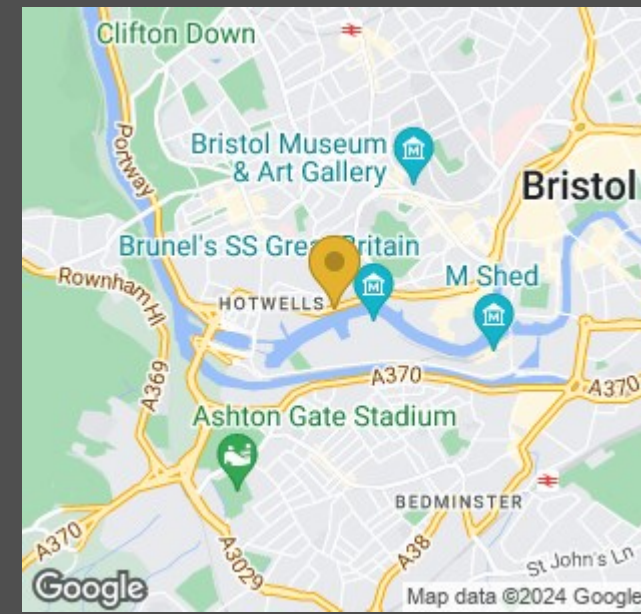
RESERVE PRICE

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.

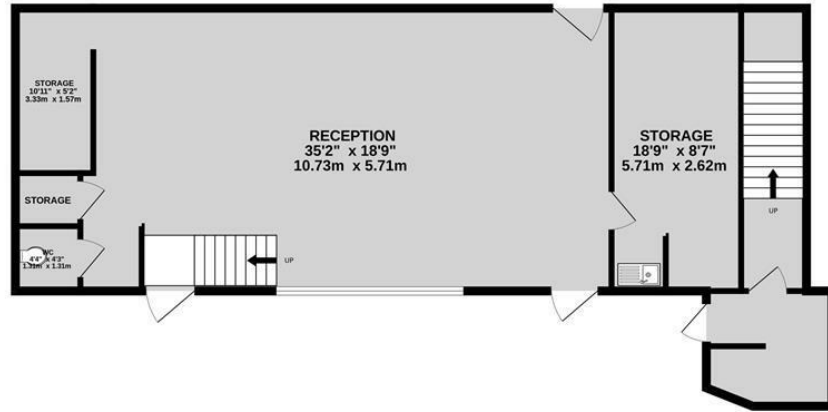




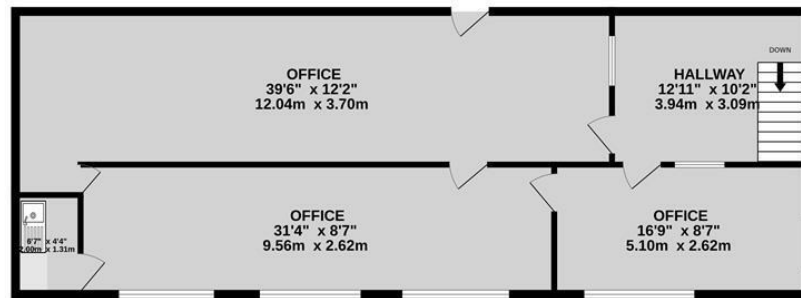
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



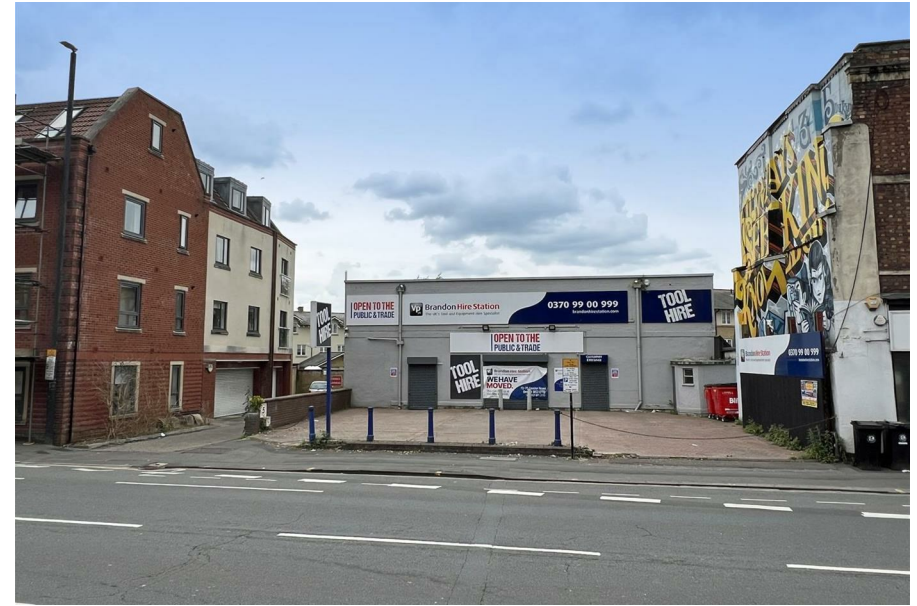
1ST FLOOR
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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