



GARAGE 16 REAR OF NEVIL ROAD  
BISHOPSTON, BRISTOL, BS7 9EQ



AUCTION GUIDE £20,000

GUIDE PRICE £20,000-£30,000

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

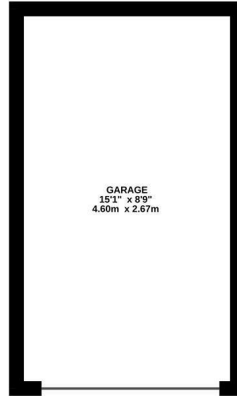
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# GARAGE 16 REAR OF NEVIL ROAD, BISHOPSTON, BRISTOL, BS7 9EQ

GROUND FLOOR  
132 sq.ft. (12.3 sq.m.) approx.



**TOTAL FLOOR AREA: 132 sq.ft. (12.3 sq.m.) approx.**  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and responsibility is taken for any error, omission or mis-statement. The user shall accept and acknowledge any error should be used as a guide for prospective purposes. The user shall not rely on these figures for any other purpose and no guarantee as to their accuracy or efficiency can be given.  
Maggs & Allen 0117 9499000

## FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SINGLE LOCK UP GARAGE IN PRIME LOCATION

## DESCRIPTION

Single lock up garage with up and over door in prime location where parking and garaging is very sought after. This good sized garage also benefits from larger than average height that allows for extra storage. Excellent location and perfect for local residents, builders and garage investors. Vehicle access to the garage is from Nevil Road via locked gates that provide extra security. There is also a pedestrian access through locked gates that leads to Dongola Road.

## LOCATION

The garage is situated in a rank of garages to the rear of 14 Nevil Road in Bishopston, close to Gloucester Road.

## GARAGE DIMENSIONS

Width: 8'9" (2.67m)

Depth: 15'1" (4.60m)

## COMPLETION

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

## SITE PLAN

### 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 £1,500 plus VAT (£1,800 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



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.