



MAGGS
& ALLEN

187 - 189 WHITEHALL ROAD
WHITEHALL, BRISTOL, BS5 9BJ

Auction Guide £995,000+

- 19 September LIVE ONLINE AUCTION
- Newly converted building arranged as 8 flats
- 6 x Studio Flats & 2 x 1-Bedroom Flats
- Fully-let producing £106,080 Per Annum
- Superb investment / break-up opportunity
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



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Auction Guide £995,000+

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

SUBSTANTIAL CORNER PROPERTY ARRANGED AS 8 FLATS - LET PRODUCING £106,080 PER ANNUM

DESCRIPTION

A substantial corner property arranged as 8 well-presented flats (6 x studio flats and 2 x 1-bedroom flats). The building has been well-maintained during its current ownership and all of the flats benefit from modern kitchens and bathrooms. The property is fully-let producing of £106,080 per annum making this a superb and high-yielding rental investment, situated in a highly convenient location in Whitehall.

LOCATION

The property is situated on Whitehall Road in Whitehall and provides easy access to a range of local amenities on Church Road in St George. Excellent transport links are also provided to the city centre.

SCHEDULE OF ACCOMMODATION / CURRENT RENTAL DETAILS

FLAT 1 - Approx. 25.2 m²

Studio flat currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

FLAT 1D (Woodbine Road) - Approx. 36.2 m²

A studio flat currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,280 pcm (£15,360 pa).

FLAT 2 - Approx. 36.5 m²

A studio flat currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

FLAT 3 - Approx. 22 m²

A studio flat currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

FLAT 4 - Approx. 29 m²

1-Bedroom flat comprising a kitchen/living/dining room, shower room and double bedroom. Currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

FLAT 5 - Approx. 31 m²

A Studio Flat currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

FLAT 6 - Approx. 31 m²

A 1-bedroom flat comprising living/dining room, separate kitchen, double bedroom and shower room. Currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

FLAT 7 - Approx. 30 m²

A studio flat currently let to Clearsprings Ready Homes Limited on a tenancy agreement dated 9th February 2024 and expiring on 31st August 2029 producing £1,080 pcm (£12,960 pa).

TENURE

The property is to be sold on a freehold basis, subject to the existing tenancy agreements detailed above.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ratings: C

AUCTION OR BRIDGING FINANCE REQUIRED?

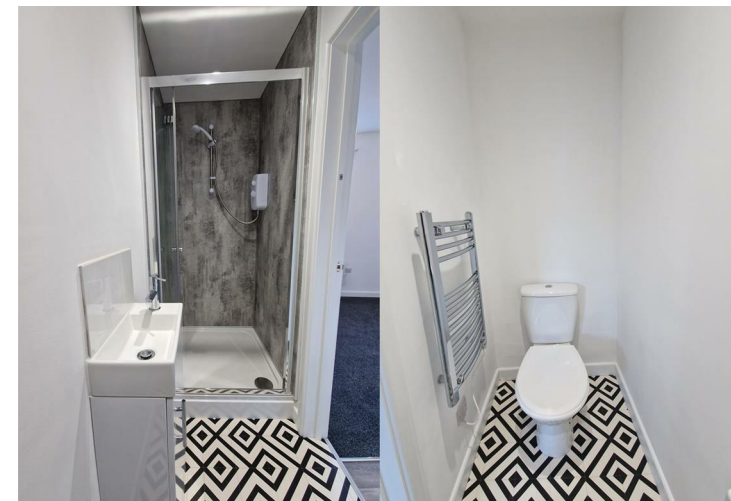
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

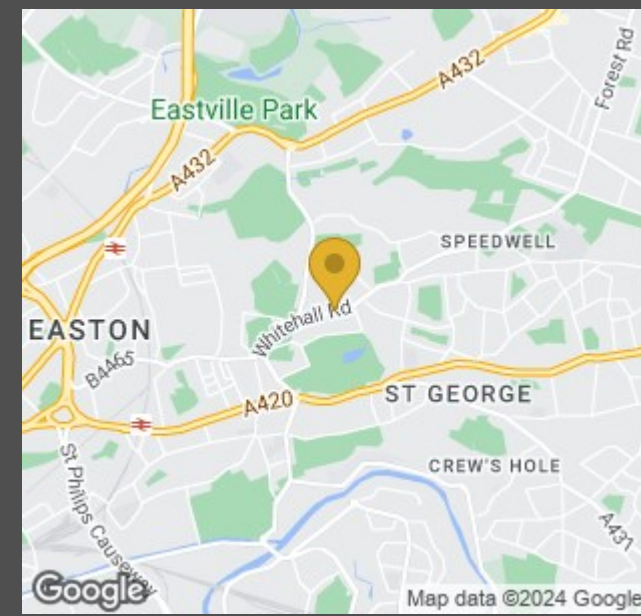
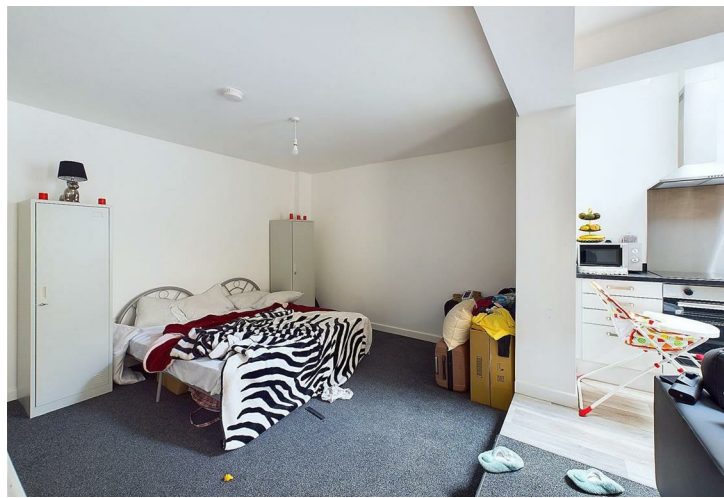
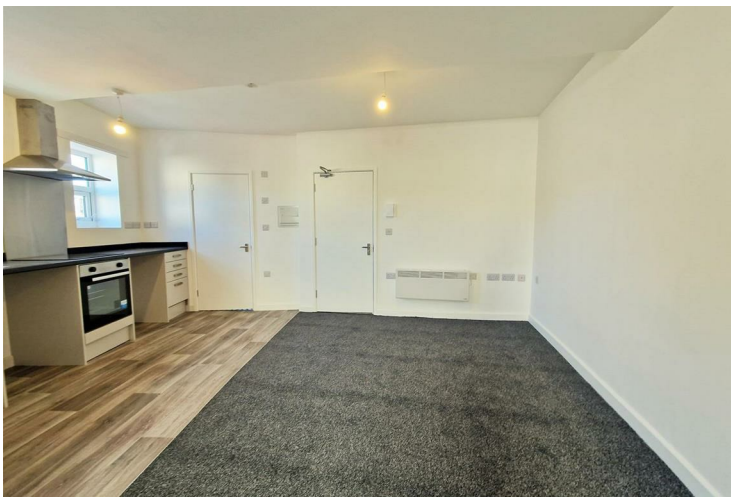
BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

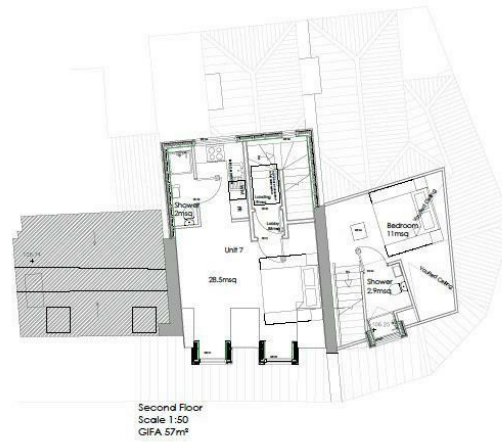
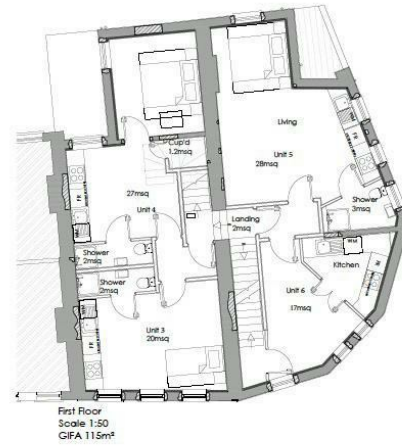
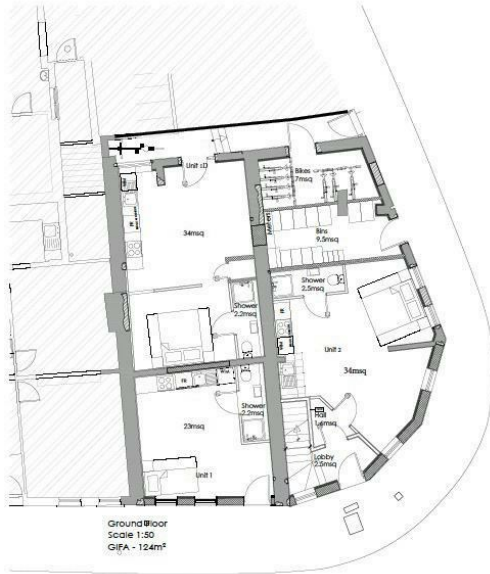
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.





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.





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