



NAPIER HOUSE MEADOW GROVE  
SHIREHAMPTON, BRISTOL, BS11 9PH

Auction Guide £350,000+

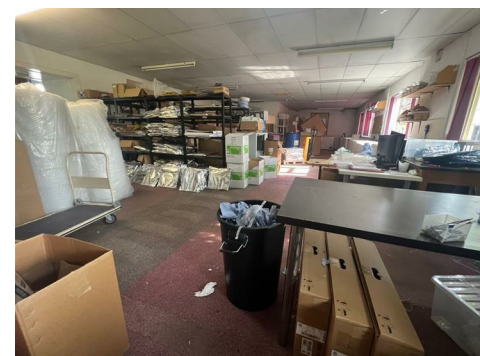
- SOLD FOR £440,000 - 17 October Auction
- Substantial commercial unit of approx. 4,200ft<sup>2</sup>
- Potential for redevelopment, subject to consents
- Car park to the front
- Site area of circa 0.21 acres
- In need of Renovation



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



# NAPIER HOUSE MEADOW GROVE, SHIREHAMPTON, BRISTOL, BS11 9PH

## Auction Guide £350,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 October 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

SOLD FOR £440,000 - UNIT OF APPROX 4,200 FT<sup>2</sup> WITH PARKING WITH POTENTIAL FOR REDEVELOPMENT

### DESCRIPTION

A detached workshop/office of approximately 4,200 ft<sup>2</sup> (390m<sup>2</sup>) in need of renovation, benefiting from a car park to the front. The site measures approximately 0.21 of an acre and offers potential for residential redevelopment, but would also suit a retail trade counter, nursery, gym user or workshop/office user (subject to obtaining the necessary consents).

### LOCATION

The site is situated on the corner of Meadow Grove and Lower High Street, Shirehampton, in a predominantly residential location.

### ACCOMMODATION

The unit is arranged as two connecting buildings and is otherwise predominantly open plan but has been partitioned to create various separate offices. In addition there is a car park to the front providing ample off street parking.

### SITE PLAN

Please note that the indicative site plan has been updated. Interested parties should refer to the online legal pack for copies of the Title plan and Register.

### BUSINESS RATES

The Rateable Value with effect from April 2023 is £23,750.

### COMPLETION

Completion for this lot will be 5th December 2024 or sooner by mutual agreement.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

### TENURE

We understand the site is to be sold on a freehold basis and with vacant possession.

### 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

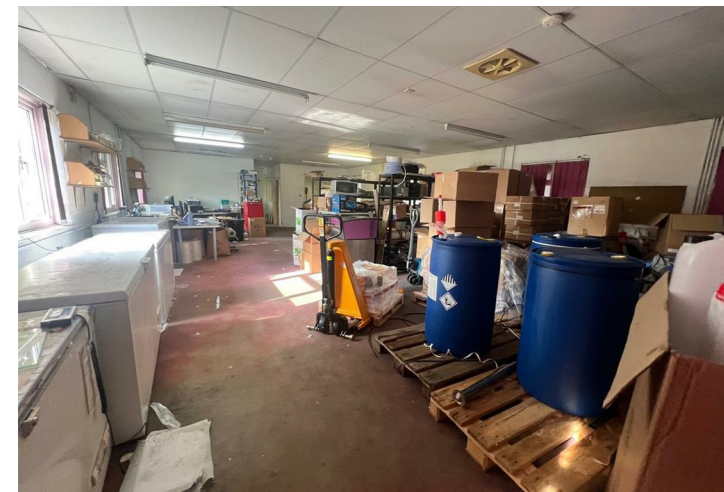
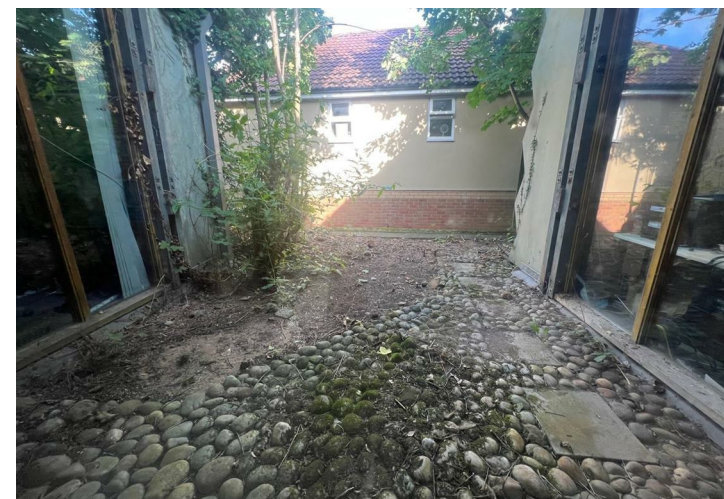
The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

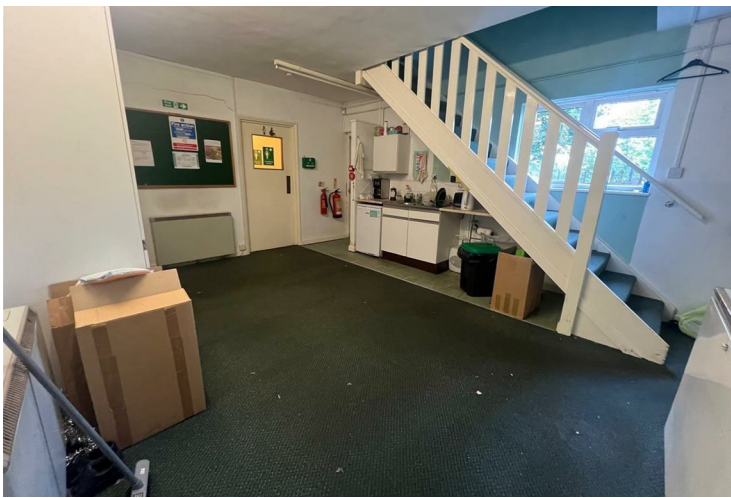
£1,000 - £150,000: £5,000  
£151,000 and above: £10,000

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 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.

### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

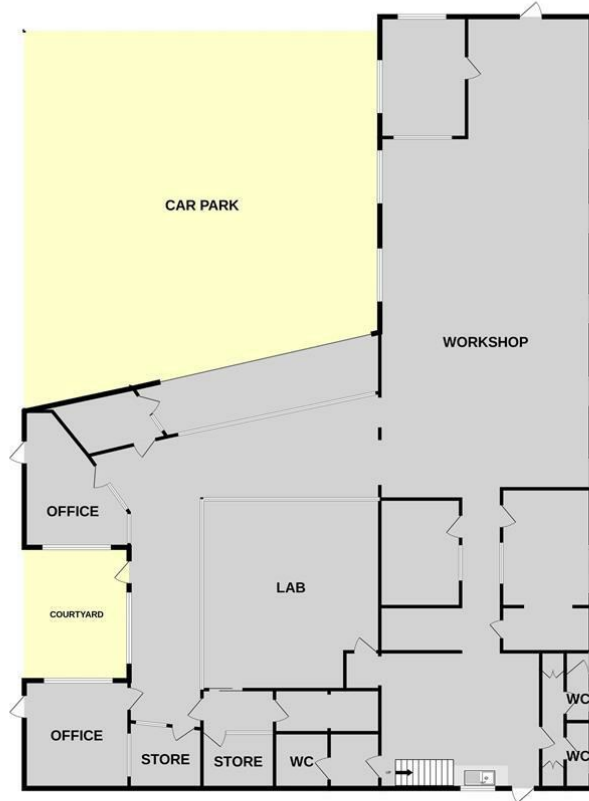




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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  
3828 sq.ft. (355.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 4212 sq.ft. (391.3 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 error, 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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