

144 & 144a Whitehall Road, Bristol, BS5 9BP

Price Guide £170,000

A Freehold MIXED USE INVESTMENT comprising 1 X SHOP (A1/A2 Retail and Financial/Professional services) and 1 X FLAT fully let, both producing £18,000 pa with scope to INCREASE INCOME to £23,400 pa

Arranged over two floors comprising a retail unit on the ground floor and a self contained 2 bedroom flat on the first floor. Sold subject to existing tenancies. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

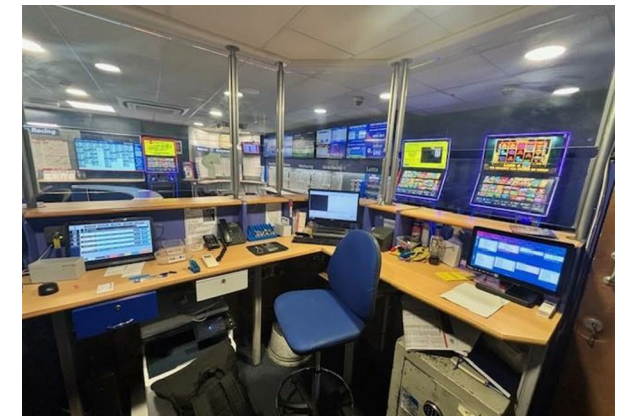
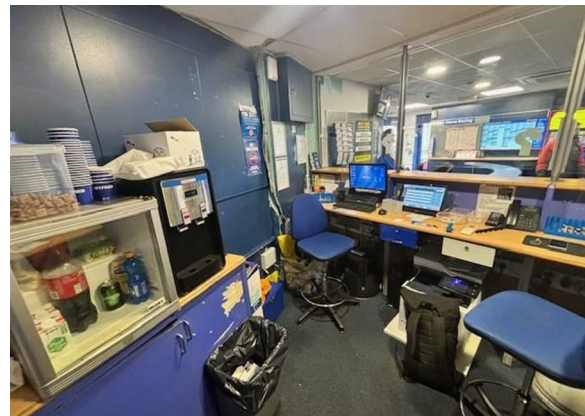
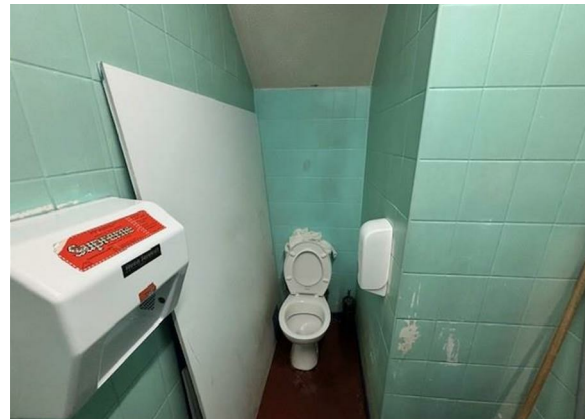
Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

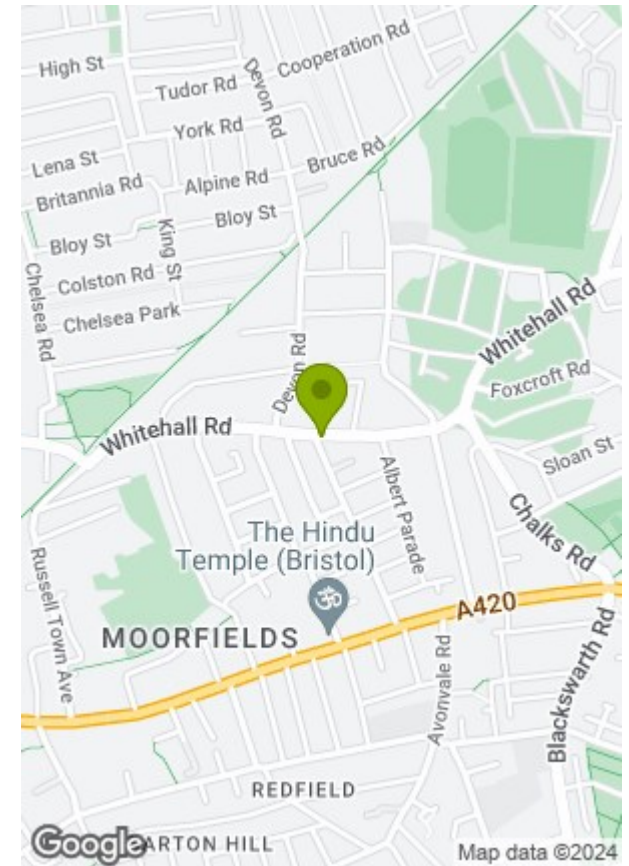
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

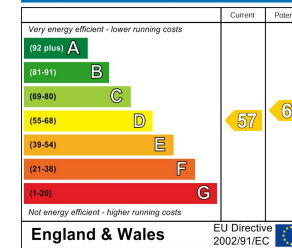
- Subject To Reserve Price
- Total 1873 Sq Ft / 174 Sq M
- 117 Sq M / 1259 Sq Ft Retail Unit & 57 Sq M / 613.5 Sq Ft Flat
- Buyer Fees Apply
- Lounge
- Two Double bedrooms
- Modern Bathroom & Kitchen
- Modern Method Of Auction
- Off Road Parking for One Car
- Energy Rating - D





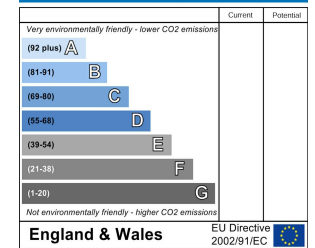


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.