estate agents auctioneers

hollis morgan

Hurley House Garage 7-9 Speedwell Road, Speedwell, Bristol, BS5 7SA

£650,000

Hollis Morgan – LAND & DEVELOPMENT - Successful Vehicle Sales, Repair and MOT premises with Residential Apartment above | Circa 4600 Sq Ft | DEVELOPMENT POTENTIAL for multiple uses (stp)

- GUIDE PRICE: £600,000 to £650,000
- SUCCESSFUL VEHICLE REPAIR WORKSHOP / MOT GARAGE
- DEVELOPMENT POTENTIAL FOR COMMERCIAL OR RESIDENTIAL
- PROMINENT LOCATION ON SPEEDWELL ROAD
- TOTAL FLOOR AREA: 431 SqM / 4600 SqFt
- DATA ROOM AVAILABLE ON REQUEST
- PREVIOUS PLANNING APPLICATION FOR CONVINIENCE STORE
- UNCONDITIONAL OR SUBJECT TO PLANNING OFFERS INVITED
- VACANT POSSESSION ON COMPLETION
- HOLLIS MORGAN LAND & DEVELOPMENT

INTRODUCTION
Hollis Morgan Commercial & Investment have been appointed by the owners on the sale of this Freehold property known as Hurley House Garage at 7 - 9 Speedwell Road, Speedwell, Bristol, BS5 7SA, set in a prominent road intersection location in East Bristol.

THE PROPERTY
ADDRESS | Hurley House Garage, 7-9 Speedwell Road, Speedwell, Bristol, BS5 7SA

This Freehold property and development opportunity is for sale by Private Treaty and is being sold with Vacant Possession.

The existing Property is a car garage within a generous plot, with a flat located above on the first floor.

Tenure - Freehold
Council Tax - A
Current EPC - E

THE OPPORTUNITY
The site currently has use a car garage and MOT workshop on the ground floor, with an additional four bedroom apartment on the first floor. The site could be suitable for a range of commercial and mixed uses subject to gaining the necessary consents.

The site occupies a prominent location on the roundabout connecting Whitehall to Speedwell via Speedwell road.

LOCATION
This development site is located in a prominent position on the roundabout of Whitehall Road & Speedwell Road in the popular area of Speedwell.
Speedwell itself is well located with easy access to Bristol City Centre, as well as being within striking distance of Easton, with its large employment zone and road access to the wider South West via the M4 & M5 motorways.

PLANNING
The site has a previous planning application running for a convenience store, which is still pending.

Planning ref: 25/11694/F (Bristol City Council).

The Sellers will not be concluding the planning application.

METHOD OF SALE
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The site is to be sold by private treaty, Subject to Contract.

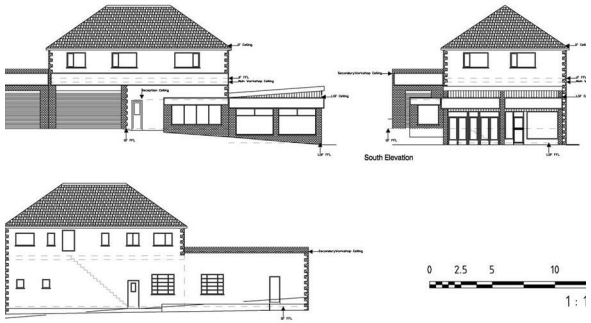
Unconditional offers are preferred, but conditional, subject to planning offers will also be considered.

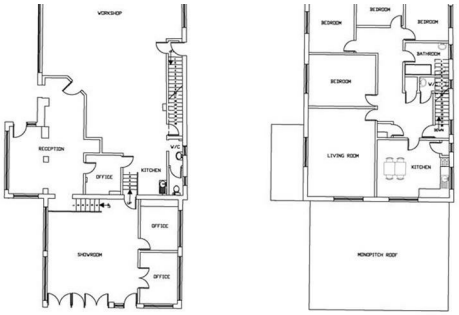
DETAILS TO ACCOMPANY OFFERS

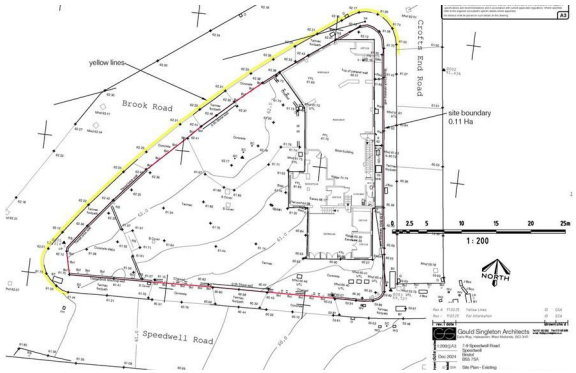
As part of your offer, please provide:

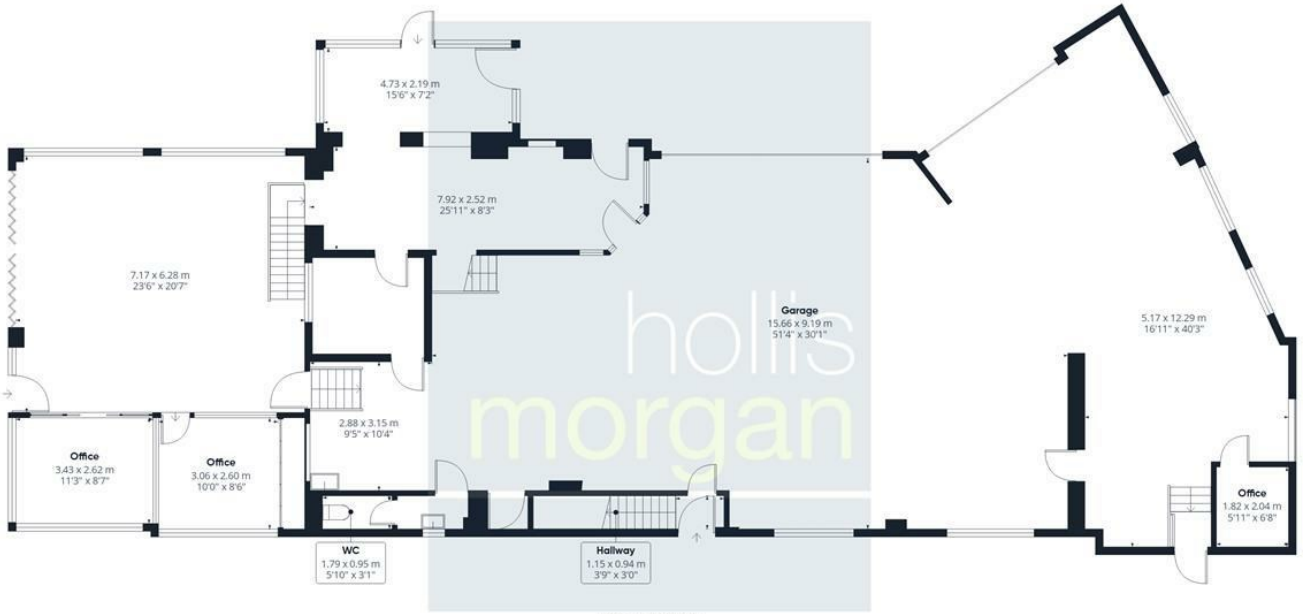
- Price
- Payment profile (deposit level & any deferred payments)
- Conditions of the purchase
- Timescales for purchase
- Financing Details - Proof of Funds, including details of any lender

DISCLAIMER
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or









Ground Floor

Floor 1

Approximate total area(1)

397.5 m²

4278 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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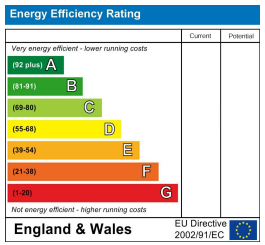

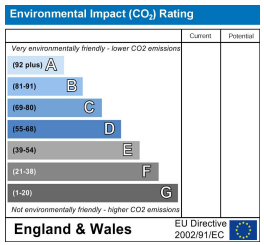

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