

MAGGS & ALLEN

154 CHURCH ROAD
REDFIELD, BRISTOL, BS5 9HN

Guide Price: £235,000+

- 15 OCTOBER LIVE ONLINE AUCTION
- Vacant mixed-use property
- Ground floor shop with one-bedroom flat above
- Rear workshop/storage accommodation
- Requires refurbishment
- Ideal for investors, builders or developers
- Prominent Church Road position



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on the 15th October at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

VACANT SHOP, ONE-BEDROOM FLAT & REAR WORKSHOP

DESCRIPTION

A mixed-use property comprising a ground-floor shop/retail unit, rear workshop and a one-bedroom flat arranged over the upper floor with separate access.

The property is offered vacant and requires refurbishment, providing an excellent opportunity for investors, owner-occupiers and developers seeking a property with both commercial and residential accommodation.

The ground floor provides a prominent retail space with additional workshop/storage accommodation to the rear, together with WC facilities. The first floor is accessed via Barnes Street, and comprises a one-bedroom flat with a living room, kitchen, bedroom and bathroom.

Situated on Church Road in Redfield, the property occupies a prominent corner position within an established and popular East Bristol location. The property would benefit from a refurbishment and offers scope to improve and modernise the existing accommodation.

LOCATION

The property is situated on Church Road in Redfield, an established residential and commercial area to the east of Bristol City Centre. Church Road provides a range of local shops, cafés, restaurants and other amenities, with further facilities available in nearby St George and Easton.

Bristol City Centre, Cabot Circus and Bristol Temple Meads are all within convenient travelling distance, with access to the wider motorway network available via the M32.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Shop Rating: C

Flat Rating: D

TENURE

Please refer to the online Auction Legal pack for confirmation.

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.

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 £1,900 plus VAT (£2,280 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.

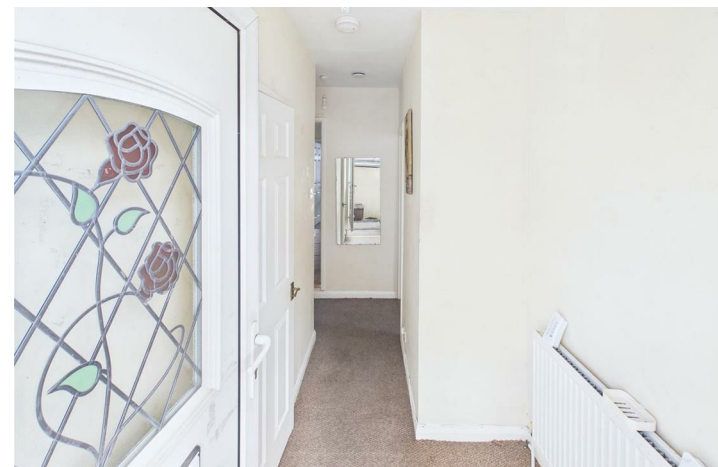
PRELIMINARY DEPOSITS

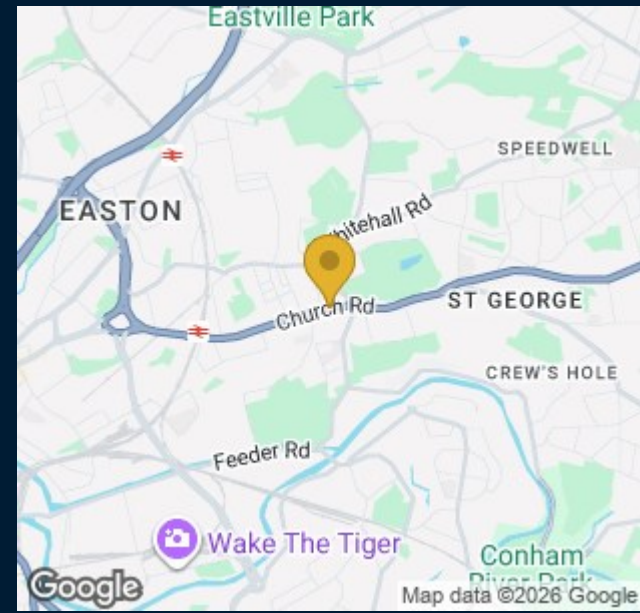
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus 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.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**