

estate agents **auCTIONEERS**



Westbourne Garage Site, Westbourne Road, Downend, Bristol, BS16 6RD

Guide Price £150,000

Hollis Morgan – A Freehold 0.177 ACRE SITE comprising 14 SINGLE GARAGE UNITS sold with vacant possession - INVESTMENT | DEVELOPMENT stc

- FREEHOLD
- GARAGE SITE
- 14 GARAGES
- 0.177 ACRE
- DEVELOPMENT OPPORTUNITY
- SUBJECT TO CONSENTS

THE PROPERTY

ADDRESS | Westbourne Garage Site, Westbourne Road, Downend, Bristol BS16 6RD

A Freehold triangular shaped site with a total area of approximately 0.177 acres comprising 14 lock up single garages (circa 2.4m x 5m) with up and over doors.

The site includes the access road from Westbourne Road – please note this access is also utilised by a number of houses that back onto the site (refer to online legal pack)
Sold with vacant possession.

Tenure – Freehold

THE OPPORTUNITY

14 GARAGES | £12,600 - £16,800 pa

The garages are sold with vacant possession and ready for new tenants.

There is scope to rent each garage for £75 - £100 pcm

Total potential income £12,600 - £16,800 pa

DEVELOPMENT

There is potential development of the site to either improve the current garages or potentially a residential scheme.

All above subject to gaining the necessary consents.

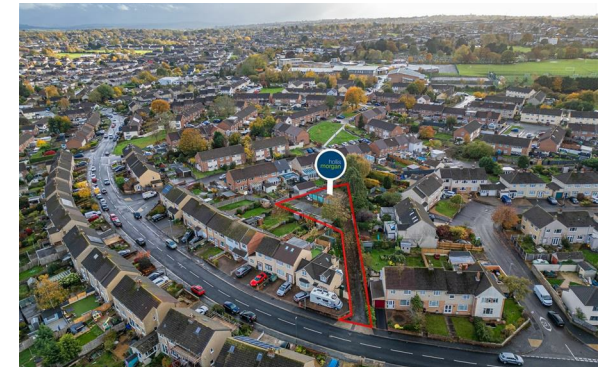
Please note the ROW in the online legal pack.

LOCATION

The garage block is located within the popular residential suburb of Downend. Local amenities and services are all within walking distance including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre is approximately five miles away.

PROPERTY DETAILS 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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack.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 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



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