







MAGGS & ALLEN

CASTLE HOUSE
BRENTRY AVENUE
LAWRENCE HILL, BRISTOL, BS5 0DL

Auction Guide £275,000

- 17 DECEMBER LIVE ONLINE AUCTION
- Substantial Warehouse Premises
- Approx. 6,312 ft² (587m²)
- Potential for Redevelopment STPP
- Vacant Possession
- Potential Rent of circa £30,000pa
- Convenient Access to Bristol City Centre & M32

RICS® Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

CASTLE HOUSE BRENTRY AVENUE, LAWRENCE HILL, BRISTOL, BS5 0DL

Auction Guide £275,000

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17th December at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL INDUSTRIAL UNIT WITH REDEVELOPMENT POTENTIAL

DESCRIPTION
A substantial industrial unit of approximately 6,312 ft² (587m²) situated in a central location just off Lawrence Hill. The site is offered for sale with vacant possession and would suit owner occupiers and investors, but also offers potential for redevelopment subject to obtaining the necessary consents. The premises is arranged over ground floor and mezzanine and would suit a variety of occupiers, and offers a potential rental income in the region of £30,000pa.

LOCATION
The property is situated in a predominantly residential location, on Brentry Avenue, Lawrence Hill, providing easy access to Bristol City Centre and the M32.

ACCOMMODATION (APPROX.)
Ground Floor: 3,951 ft² / 367 m²
Mezzanine: 2,157 ft² / 200 m²
Further Mezzanine: 204 ft² / 19 m²

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

SITE PLAN
The floor plan and aerial imagery is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: tbc

TENURE
We are advised the property is to be sold on a freehold basis and with vacant possession, but all prospective purchaser are must refer to the auction legal pack for confirmation.

PLANNING
Planning consent for part demolition and rebuilding and erection for a second floor extension to provide 8 flats was refused in January. However, we consider potential remains for redevelopment, subject to addressing the planners concerns (namely loss of employment, design and standard of accommodation).

POTENTIAL RENT
Our commercial department have reviewed the particulars and would recommend a quoting rent of £30,000pa for the site, i.e. a potential gross investment yield of over 10%.

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

*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.

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.

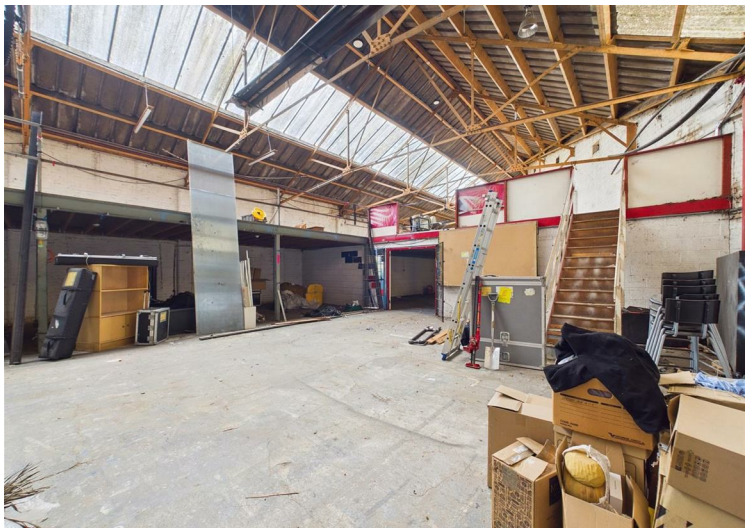
BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

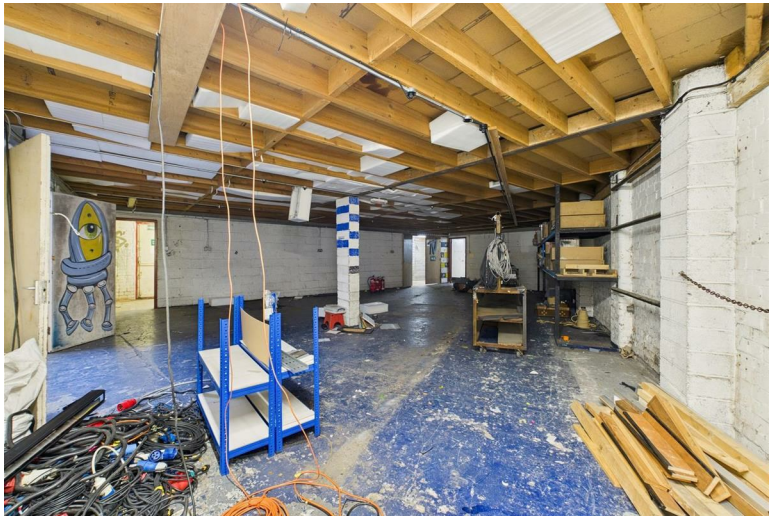
PROXY, TELEPHONE & ONLINE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our bidder registration form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

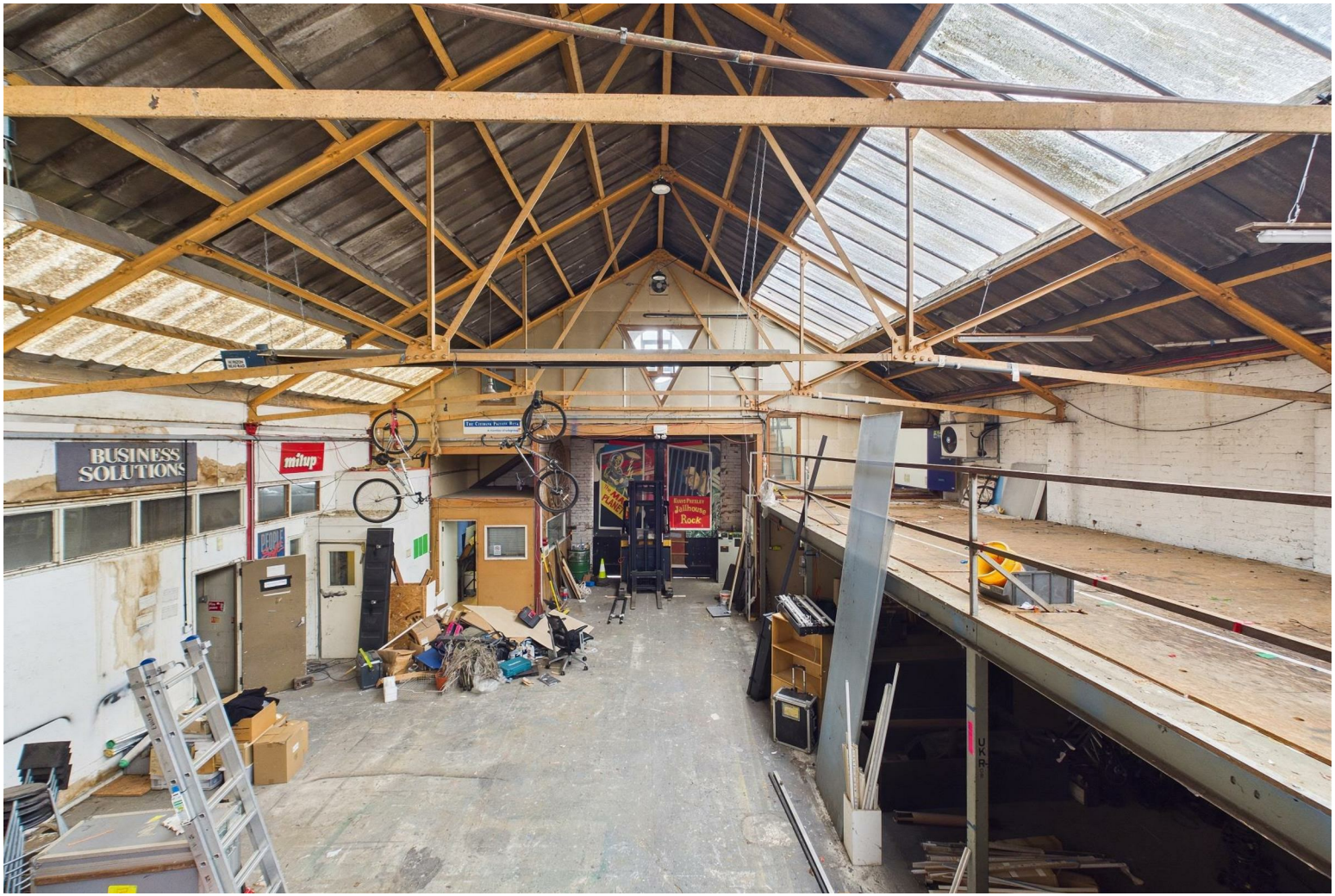


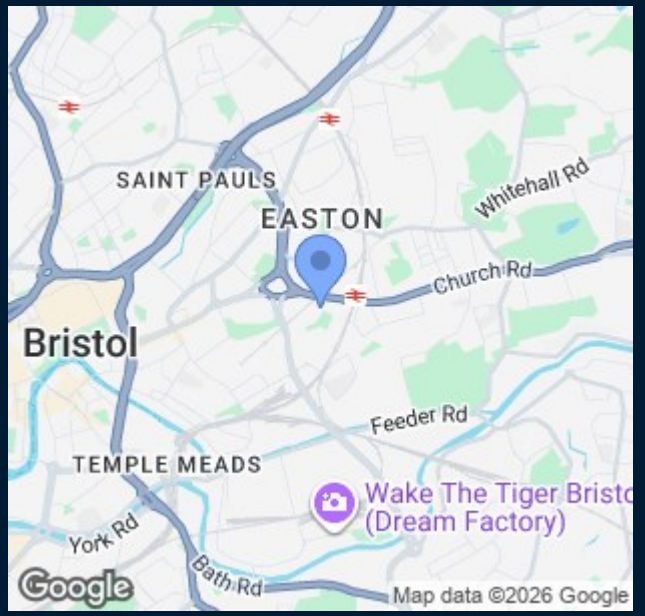


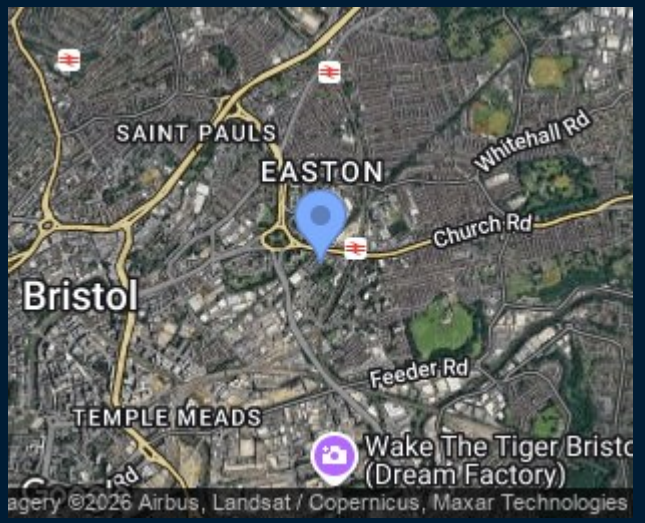




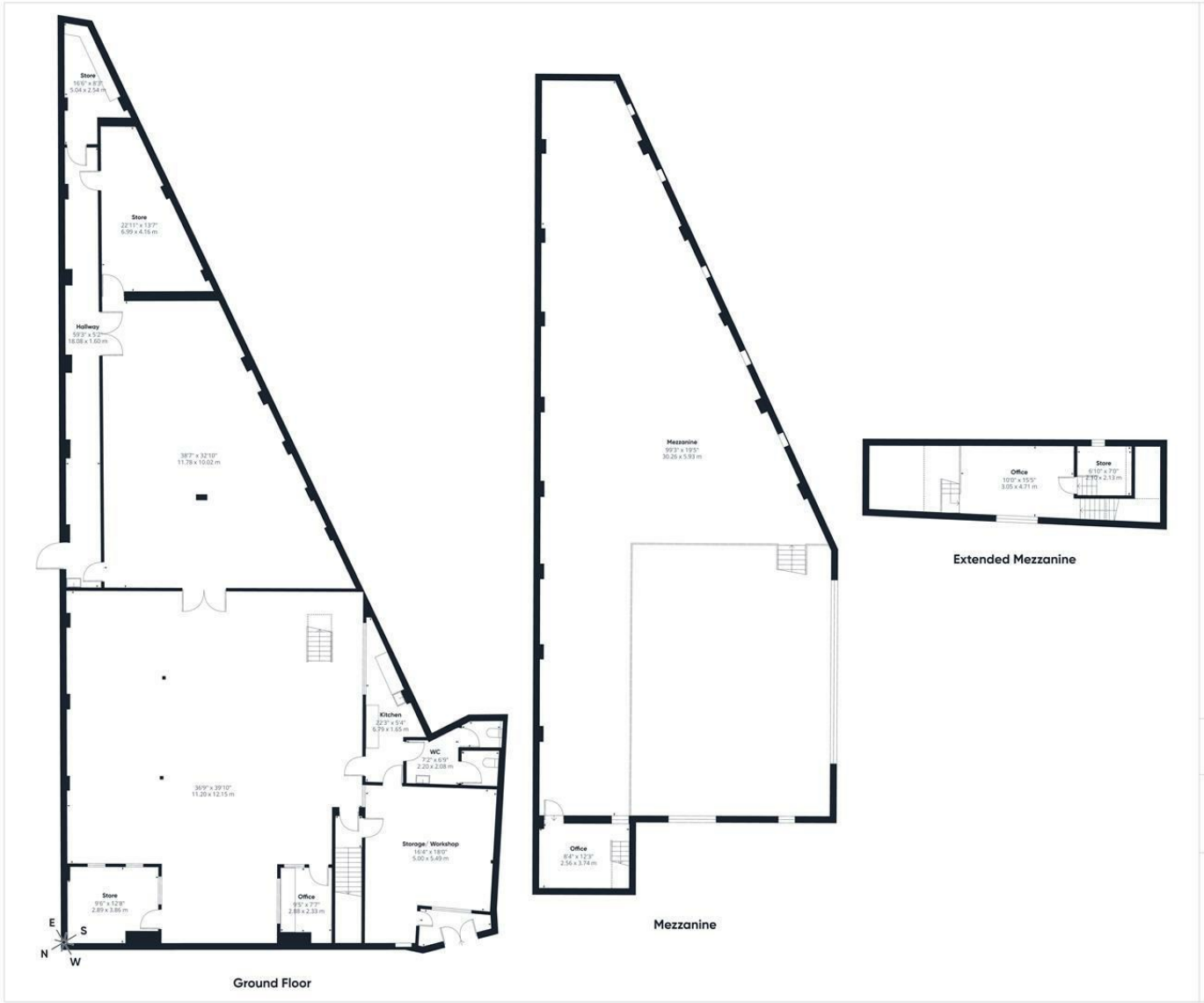








Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



Approximate total area(1)

6312 ft²

586.5 m²

Reduced headroom

39 ft²

3.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

The Property Ombudsman

RICS Regulated by RICS

nava propertymark PROTECTED

naea propertymark PROTECTED

arla propertymark PROTECTED

22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN