

# Residential Development Land Sales



**Hallen Motor Company, Collins Street, Avonmouth, Bristol, BS11 9JJ**

**Guide Price £300,000**

Hollis Morgan – A Freehold COMMERCIAL | DEVELOPMENT OPPORTUNITY comprising LIGHT INDUSTRIAL UNIT ( 4862 Sq Ft ) on a 0.15 acre SITE in central Avonmouth.

# Hallen Motor Company, Collins Street, Avonmouth, Bristol, BS11 9JJ

## THE PROPERTY

ADDRESS | Hallen Motor Company, Collins Street, Avonmouth, Bristol BS11 9JJ

The site comprises circa 0.15 acres with a light industrial unit ( 4862 Sq Ft ) and car parking area.

The building has operated as a car workshop / garage for many years.

Sold with vacant possession.

Tenure - Freehold

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

COMMERCIAL | RESIDENTIAL DEVELOPMENT OPPORTUNITY

The large plot overs a wide range of commercial and development opportunities.

We understand no planning of this nature has been previously sought but there is scope for residential flats, houses or HMO and various commercial uses in this busy and sought after strategic location.

Interested parties to make their own investigations

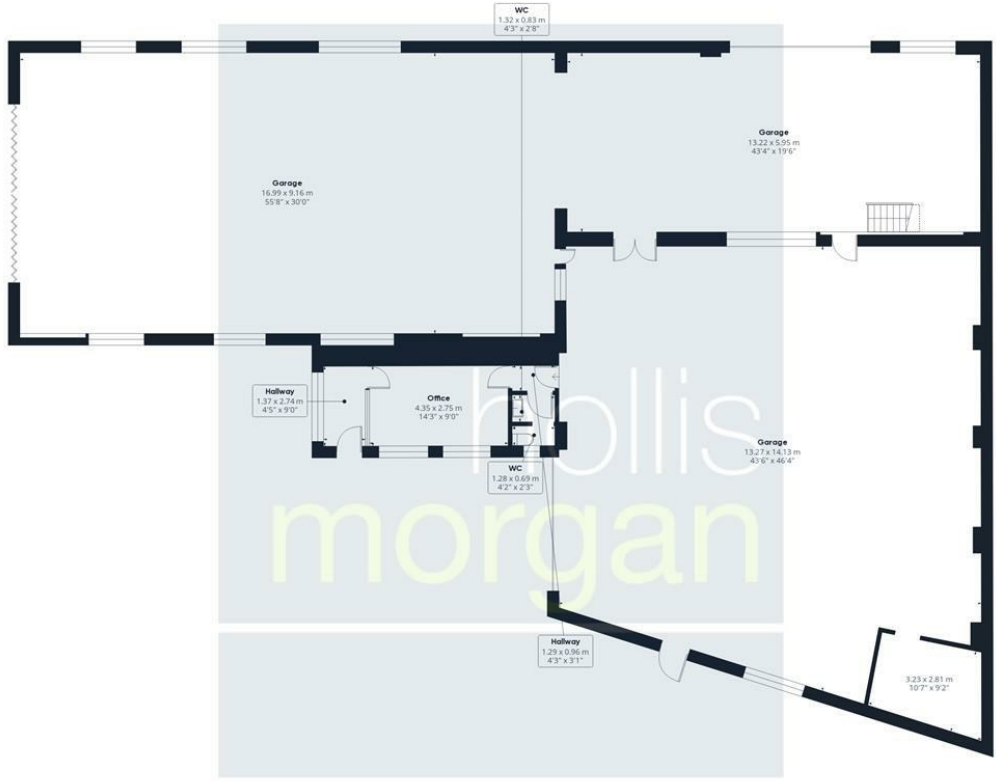
## LOCATION

The property is located in the busy port town of Avonmouth, Bristol. The location is ideal as it has a wealth of neighbouring business; ports and attractions, easy access to shopping and entertainment facilities whilst, being only a stone's throw away from two major motorway links. Avonmouth is located at the mouth of the River Avon, on its north bank and on the Severn Estuary. The large ports Avonmouth Docks and The Royal Portbury Dock are situated in the area. The location sits less than 8 miles away from Bristol city centre and, due to its many motorway links, has easy access to Newport, Cardiff, Weston-super-Mare, Swindon and Gloucester. Motorway links to the M49 and M5 are less than 1 mile away and connect to the M4 in less than 8 miles as well as a local train station with links to the City.

## 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.





Ground Floor



Floor 1

Approximate total area<sup>®</sup>

451.73 m<sup>2</sup>

4862.38 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

12.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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