



**LOT 999 - Garage J, Canford Lane, Westbury On Trym, Bristol, BS9 3PH**  
**For auction Guide Price £10,000 to £15,000 plus**

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allen**

auctioneers



GUIDE PRICE £10,000 - £15,000. Single lock up garage with up and over door situated in a rank of garages off Canford Lane in Westbury on Trym. The garage is ideal for secure parking or storage.

#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 17th June 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWING

By appointment

#### DESCRIPTION

Single lock up garage with up and over door at the end of a rank of garages. The property is ideally suited for secure parking or storage.

#### LOCATION

The garage is accessed via a private road off Canford Lane in Westbury on Trym. Please refer to site plan for exact location.

#### GARAGE DIMENSIONS

To follow.

#### TENURE

We understand the garage to be freehold, please refer to the legal pack for further information.

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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 cheque/ 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 will be calculated based upon the Guide Price as follows:

£1,000 - £50,000: £2,000

£51,000 - £150,000: £5,000

£151,000 and above: £10,000

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,200 inc 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.



### **Auction, Commercial & Chartered Surveyors**

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

### **Estate Agents & lettings**

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

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 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.





