



MAGGS
& ALLEN

FOR SALE BY AUCTION

FREEHOLD DEVELOPMENT OPPORTUNITY

395-399 Bath Road, Arnos Vale, Bristol, BS4 3EZ

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AUCTION GUIDE PRICE: £500,000+

FOR SALE BY LIVE ONLINE AUCTION

This property is due to feature in our online auction on 29th July 2021 at 18.00. Bidding is via proxy, telephone or online remote bidding. ***EXTENDED 8 WEEK COMPLETION AVAILABLE***

VIEWING

Strictly by appointment with Maggs & Allen – 0117 973 4940.

DESCRIPTION

A fantastic development opportunity comprising three terraced period properties that provide approximately 4,577 sq ft of mixed-use commercial/residential accommodation. 395-397 Bath Road is currently arranged as a ground floor motorcycle sales/repair shop with a large rear workshop and ancillary accommodation above. 399 Bath Road is arranged as a three storey, four bedroom house in need of renovation. To the rear of the properties is a secure yard providing off-street parking with access from Chatsworth Road.

This mixed-use property is to be sold with vacant possession and offers potential for conversion/extension to provide a scheme of residential flats or houses (subject to obtaining the necessary planning consents) or would suit owner occupiers seeking their own commercial premises. Alternatively, the properties may offer scope for demolition and the erection of a new-build block of flats, again subject to consents.

LOCATION

The properties are situated in a prominent position on the corner of Bath Road and Chatsworth Road in Arnos Vale. Excellent transport links are provided to Bristol City Centre and Bristol Temple Meads train station whilst a wide range of local amenities are available on the nearby Sandy Park Road.

ACCOMMODATION

Please refer to the floor plan for internal layout and approximate room sizes.

DEVELOPMENT POTENTIAL

The property offers potential for conversion/extension to provide a scheme of at least six large self-contained flats, subject to consents. Alternatively, it may be possible to demolish the existing buildings and erect a higher density block of flats assuming the necessary planning consent can be obtained.

LOCAL AUTHORITY

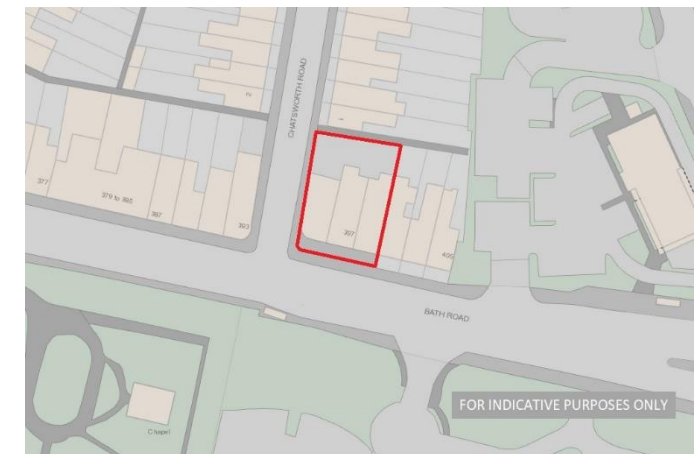
Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

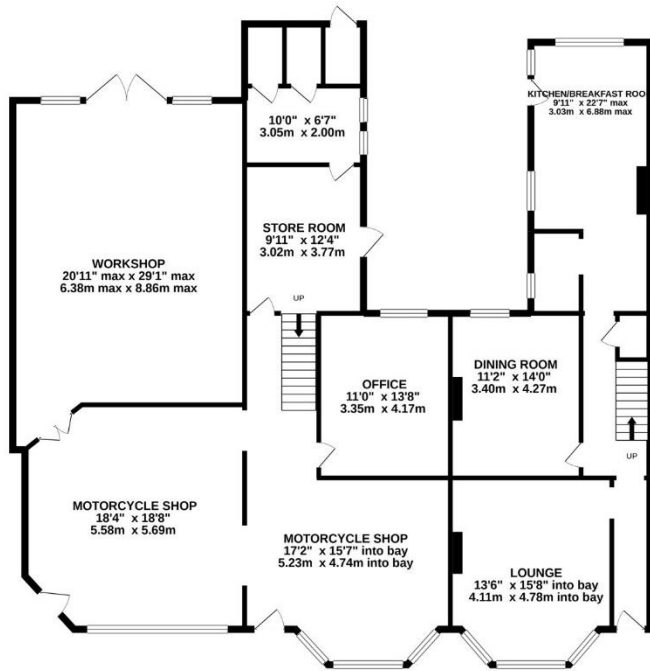
Energy Rating: TBC

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

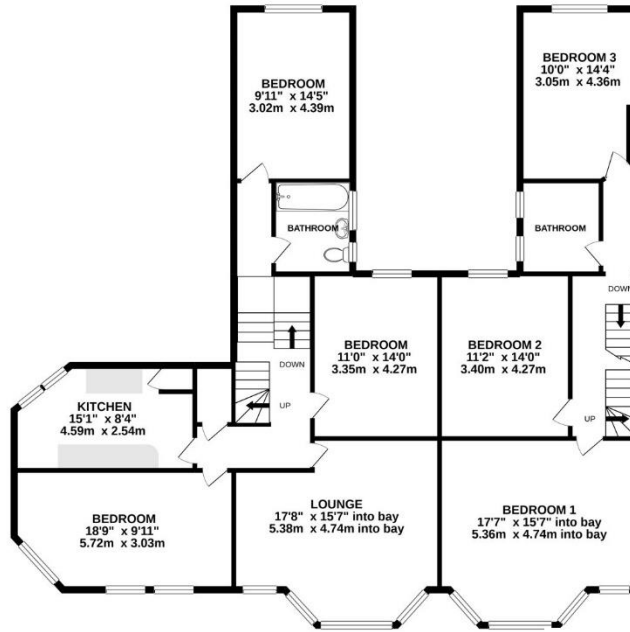
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.



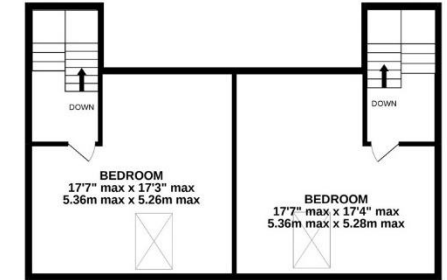
GROUND FLOOR
2223 sq.ft. (206.6 sq.m.) approx.



1ST FLOOR
1701 sq.ft. (158.0 sq.m.) approx.



2ND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



395-399 BATH ROAD

TOTAL FLOOR AREA : 4577 sq.ft. (425.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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.



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www.maggsandallen.co.uk

The Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

