





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £575,000.

Set along a CHARMING AND CHARACTERFUL ROAD in the heart of the City Centre, this impressive property offers an EXCITING OPPORTUNITY FOR TRANSFORMATION. Currently arranged as commercial premises, having housed a long-standing upholstery business for approximately 40 years, the building provides around 2,000 SQ FT OF FLEXIBLE ACCOMMODATION across two floors.

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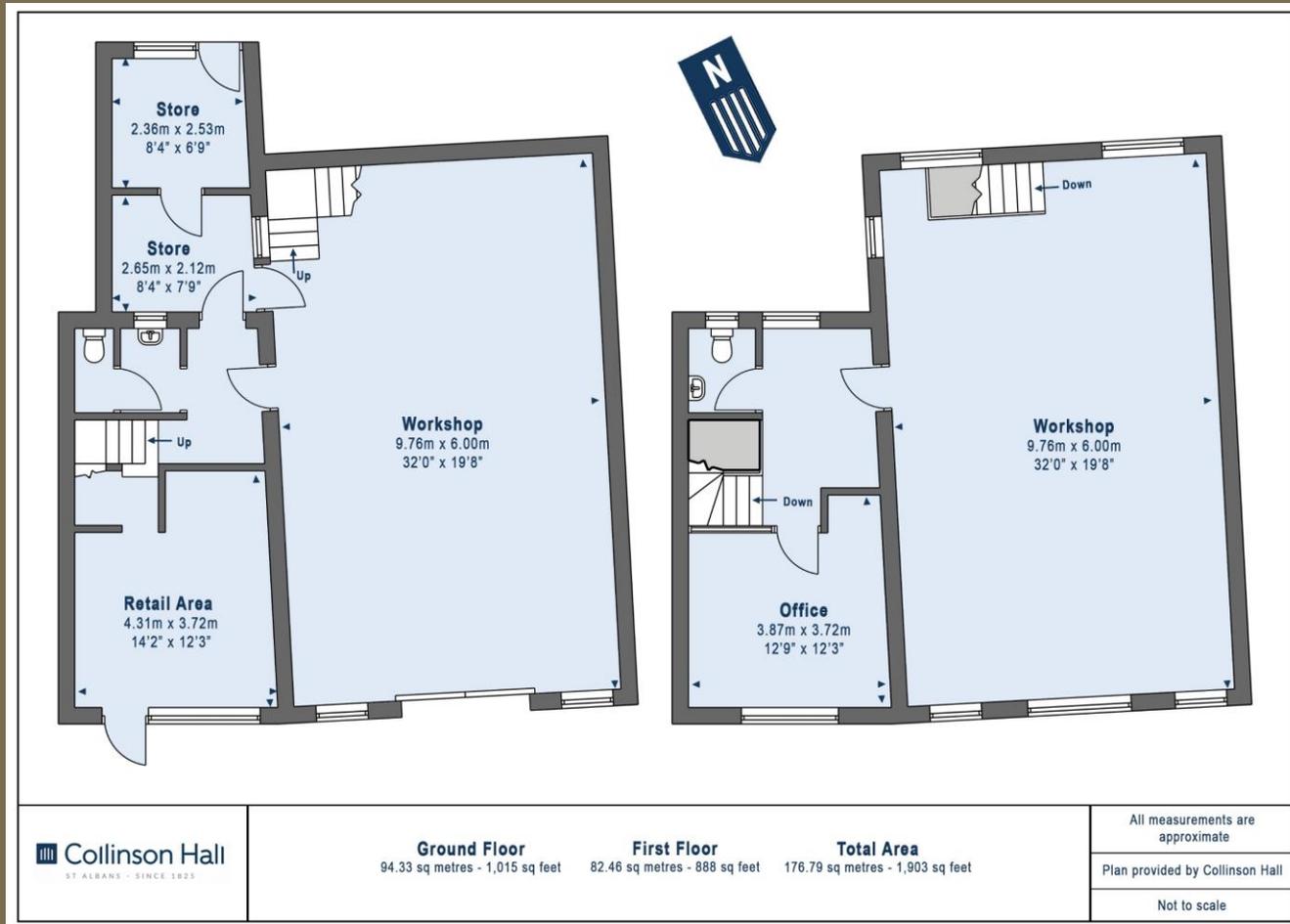
While presently configured with workshop, storage, and office areas, its generous footprint and layout lend themselves beautifully to reinstatement as a residential home (subject to planning). To the rear, a small courtyard provides valuable outdoor space with clear potential for enhancement. For those seeking a project with scope for full refurbishment and creative redesign, this property presents a rare chance to craft a bespoke residence in one of the city's most desirable central locations.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please see website for further details. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. See website for further details.







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.

