

Auction Addendum

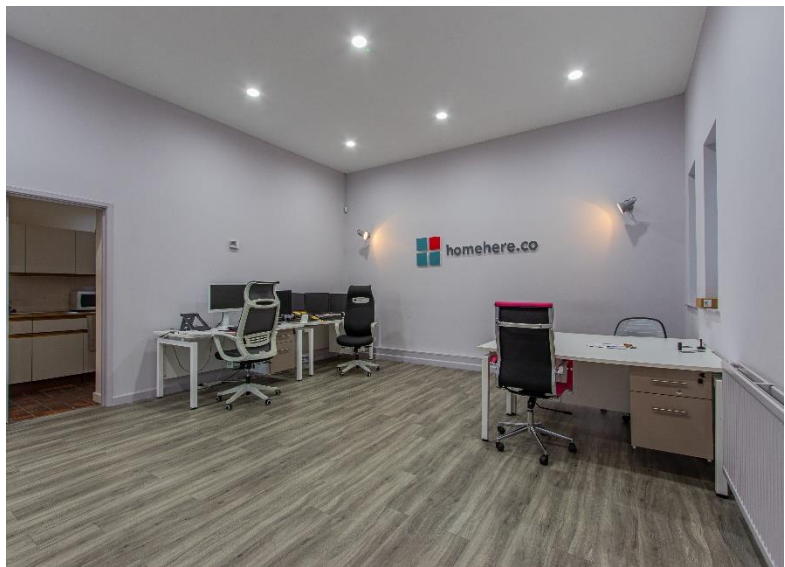
31 March 2020 - 5PM

We are unable to accept deposits by way of debit or credit cards

In addition to the purchase price, buyers will be required to pay a buyer's premium as **stated in the Additional Fees for each lot**. If bidding by telephone or proxy the buyer's premium will be required in addition to the deposit. All plans showing areas of land in the catalogue are for identification purposes only and are not to scale.

- Lot 2 Land adjacent to Hen Gapel, Brondeg, Trelewis, Treharris, Merthyr Tydfil - WITHDRAWN PRIOR
- Lot 5 91 Bryn Road, Markham, Blackwood - WITHDRAWN PRIOR
- Lot 9 Former Snooker Hall, Quay Street, Haverfordwest – WITHDRAWN PRIOR
- Lot 13 Queen's School House, School Lane, Newport – Please note: We have been informed the lease is not 'full repairing' as stated in the catalogue. The tenant has an interior repairing obligation limited by reference to a schedule of condition. Please refer to the legal pack for full verification
- Lot 16 5 Llys Hen Ysgol, North Road, Aberystwyth – Please Note: the guide price should read £56,000+ and not as stated in the catalogue. Further to the catalogue entry, interested parties are advised that three main criteria are to be met by a purchaser. These are: 1. Normally aged over 60, 2. Retired, 3. Able to live independently. In addition, under the terms of the lease, the leaseholder is not allowed to purchase the flat and sub-let to another person. Interested parties are advised to contact Mr Roy McGuiness, scheme manager of Mid Wales Housing Association on 0749 651 9501 to discuss these issues before bidding.
- Lot 23 5 Bishop Street, Newport – WITHDRAWN PRIOR
- Lot 27 121 Broadway, Cardiff – Please note Guide Price is £45,000+
- Lot 28 Late Entry – Gileston Chapel, Gilestone Road, Pontcanna, Cardiff, CF11 9JS – Guide Price £199,000+

Late entry



Lot 28

RECENTLY CONVERTED CHAPEL IN THE HEART OF PONTCANNA. CURRENTLY LET AS OFFICE SPACE WITH POTENTIAL FOR A NUMBER OF USES SUBJECT TO PLANNING

The building is detached and of stone and brick construction with rendered elevations to the side and rear under a pitched slate roof. Gileston chapel was completely internally renovated in 2019 and is currently let on a full repairing lease as an office space at £15,000 per annum though we are informed that the property will be sold with vacant possession.

The property itself is located on Gileston road and is just opposite the parade of shops at the Pontcanna end of Cathedral road which has a good mix of national and local retailers.

Accommodation

GF: Entrance lobby, open-plan office space, private office/meeting room, kitchen, w/c

OS: Dwarf stone walls enclosing a small side yard

Guide price £199,000+

**Gilestone Chapel, Gileston Road,
Pontcanna, Cardiff, CF11 9JS**

Additional Fees

Buyers Premium – 1% with minimum of £1000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Tenure

Presumed freehold – please refer to legal pack for verification of tenure.

Viewing

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

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**Going-
Going-
Gone.**

Tuesday 31 March 2020
Auction: Online at www.seelandco.com

If you wish to download a version of the catalogue please register at seelandco.com