



MAGGS & ALLEN

79 HIGH STREET
NAILSEA, BS48 1AW

Guide Price: £250,000+

- 25 June LIVE ONLINE AUCTION
- Two Storey Shop
- Let at £32,000pa
- 10 Year Term (No Breaks).
- Long Term Redevelopment Potential
- Town Centre/High Street Position.



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

Strictly by appointment with Maggs & Allen.

SUMMARY

COMMERCIAL INVESTMENT LET AT £32,000PA WITH LONG TERM REDEVELOPMENT POTENTIAL.

DESCRIPTION

A mid terrace, two storey shop let to an established tenant at £32,000pa. The shop is located on the High Street but also backs onto the Station Road Car Park. The ground floor is well presented, measuring approximately 920 ft², while the first floor provides additional ancillary storage, treatment rooms, kitchen and toilet, measuring approx. 425 ft². The property is let on a 10-year fully repairing and insuring basis from March 2021 with no break clause. The first floor and rear of the property also offer long term potential for redevelopment subject to obtaining the necessary consents and vacant possession.

LOCATION

The property is situated on the High Street in Nailsea within close proximity to Waitrose supermarket.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

TENURE

Understood to be freehold (although we advise all interested parties to refer to the legal pack for confirmation), subject to the occupational lease.

LEASE DETAILS

The property is let to House of Clive (Hair & Beauty) Limited T/A Reflections, on a 10 year fully repairing and insuring term from March 2021, at a passing rent of £32,000pa, subject to 3 yearly rent reviews.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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.

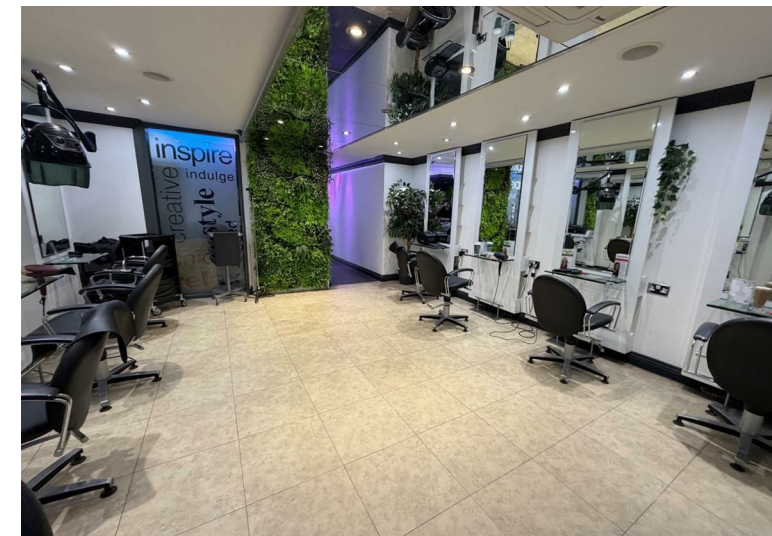
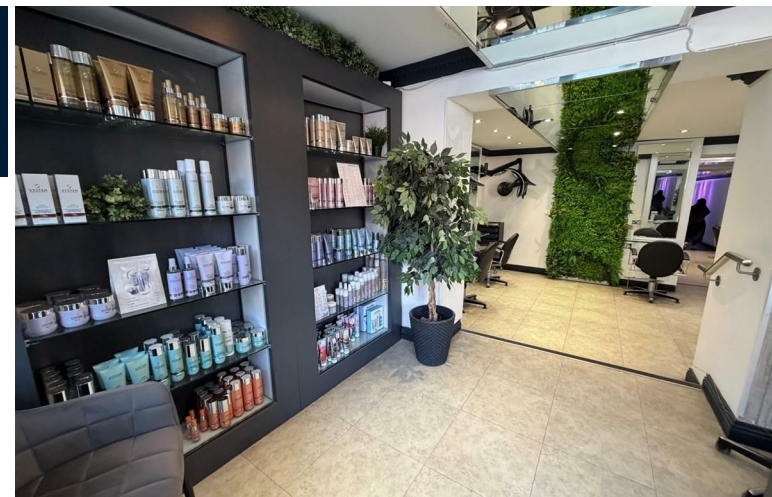
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

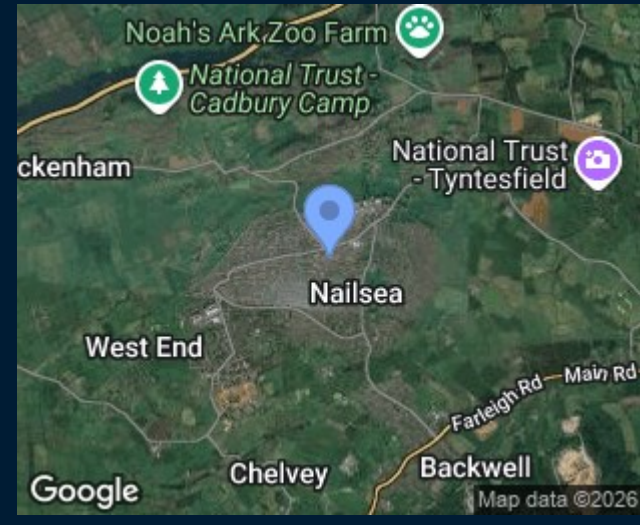
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a 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 is £5,000.

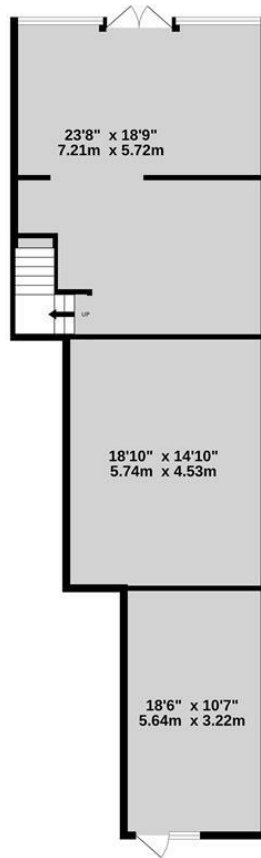
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.



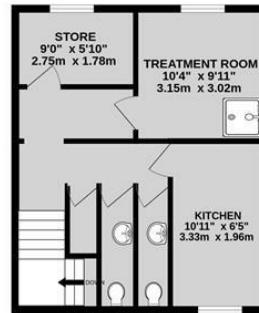


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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