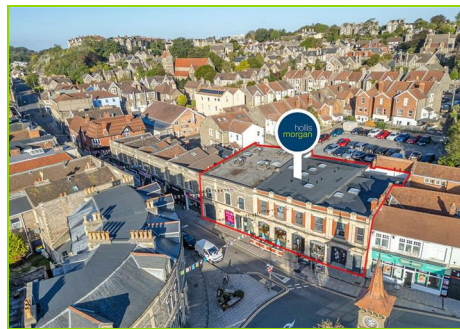


# Residential Development Land Sales



**1 - 3, Old Church Road, Clevedon, North Somerset, BS21 6LZ**

**Guide Price £1,750,000**

Hollis Morgan - Freehold MIXED USE INVESTMENT ( 11,912 Sq ft ) comprising 3 x 6 BED HMO plus 2 x RETAIL UNITS | £185,840 pa INCOME with scope to increase to £204,840 pa | Scope for EXTRA 3 X 6 BED FLATS stc

# 1 - 3, Old Church Road, Clevedon, North Somerset, BS21 6LZ

## THE PROPERTY

A Freehold mixed use investment located in a prime trading spot in the heart of the popular coastal town of Clevedon. The property ( 11,912 Sq Ft ) was completed in 2023 and is arranged over two floors comprising two self contained retail units on the ground floor and 3 purpose built self contained 6 bedroom HMO licensed apartments on the first floor with roof terrace.

Sold subject to existing tenancy agreements.

Tenure - Freehold

Council Tax - Flat 1 & 2: D

EPC - Flat 1, 2 & commercial : B

## SCHEDULE OF ACCOMODATION

Retail Unit 1 – 3556 Sq. Ft

Retail Unit 2 – 860 Sq. Ft

Flat 1 – 6 bedrooms | 1525 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 3 Ensuite Bathrooms | 1 Off Suite Bathroom |

Flat 2 – 6 bedrooms | 1696 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | Communal Terrace | 2 Ensuite Bathroom | 2 Off Suite

Flat 3 – 6 bedrooms | 2097 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 6 Ensuite Bathrooms

## THE OPPORTUNITY

MIXED USE INVESTMENT | £185,840 pa - £204,840 pa

The property is fully let producing a total income of £185,840 pa with scope to increase to £204,840 pa

Residential Income - £11,570 pcm | £138,840 pa

A number of the flats have been occupied for a number of years and there is scope to bring the rooms up to current market rents of £675 pcm - £730 pcm.

Potential Residential Income - £12,570 pcm | £150,840 pa

Current Commercial Income £47,00 pa

Scheduled rent reviews rising to £54,000 pa

Please refer to schedule of income and online legal pack.

## SECOND FLOOR EXTENSION OPPORTUNITY | 3 X 6 BED FLATS | £138,840 EXTRA INCOME

Plans and visuals prepared and with the existing development core areas designed for an additional floor to be serviced from within to create a second floor “mansard” type roof space to accommodate an additional 3 Flats comprising of 6 en suited professional rooms within each.

With the adjoining buildings / street scene already predominantly featuring 3+ storey buildings, the addition of a mansard floor has been Architecturally designed to complement and enhance the fenestration of this prominent and prime mixed-use development.

The existing development was completed in 2023 with an unblighted planning history in respect of the immense potential for a second floor, creating an opportunity to add significant value day one to this sustainably located mixed-use development in the heart of the Town Centre.

Subject to gaining the necessary consents.

## SCHEDULE OF RESIDENTIAL INCOME

Flat 1 -

Room A - £600 pcm | 06/01/2022

Room B - £600 pcm | 30/04/2024

Room C - £600 pcm | 05/03/2025

Room D - £600 pcm | 14/11/2022

Room E - £650 pcm | 09/11/2024

Room F - £600 pcm | 20/09/2022

Total: £3650 pcm

Flat 2

Room A - £550 pcm | 28/08/2024

Room B - £650 pcm | 28/06/2024

Room C - £650 pcm | 30/06/2023

Room D - £650 pcm | 06/06/2022

Room E - £650 pcm | 17/06/2024

Room F - £650 pcm | 01/04/2025

Total: £3,800 pcm

Flat 3

Flat A - £680 pcm | 05/11/2022

Flat B - £700 pcm | 20/01/2023

Flat C - £700 pcm | 05/11/2022

Flat D - £680 pcm | 09/08/2024

Flat E - £680 pcm | 05/10/2024

Flat F - £680 pcm | 06/01/2025

Total: £4,120 pcm

Total income pcm: £11,570

Total income Per Annum: £138,840

All above - AST 6 month fixed contract, please refer to online legal pack.

## SCHEDULE OF COMMERCIAL INCOME

Unit 1-2: £32,000 pa

Lease started 6th Jan 2025 Termination 5th January 2035

Rent £32,000 Jan 2025-2026

Rent increases to £34,000 Jan 2026 – 2027

Rent increases to £36,000 2027 onwards

Unit 3: £15,000 pa

Lease started 25th Sept 2025 Termination 24th September 2030

Rent £15,000 per annum (not including vat) to and including 24/09/2026

Rent increases to £16,500 per annum (not including vat) from and including 25/09/2026 to 24/09/2027

Rent increases to £18,000 per annum (not including vat) from and including 25/09/2027

Total Current Income - £47,000 pa

Future Total Income - £54,000 pa

## LOCATION

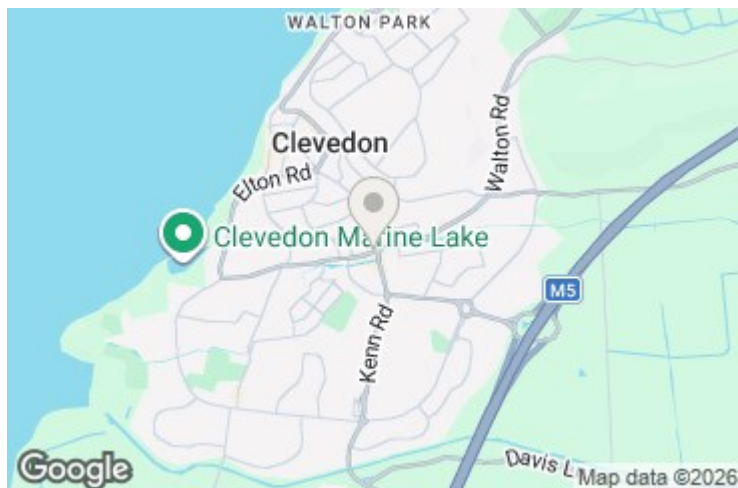
The town of Clevedon is particularly well placed for commuting to Bristol. Apart from the many high street shops, restaurants and food stores the town and surrounding villages have many an active and popular public house visit and enjoy. The local schools are all exceptional rivalling the nearby private schools such as the Downs Preparatory School at nearby Wraxall which offers schooling for boys and girls aged 4 to 13 years.

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Clifton College and Clifton High School are within approx. 9 miles travelling distance via the Clifton Suspension Bridge. There is a plethora of outdoor activities with a choice of scenic walks nearby, as is the National Trust Tyntesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and open parkland. For the commuter the M4/M5 motorway network is reached at Junction 20 of the M5. Clifton Village with its colourful range of high street shops, boutiques and restaurants is accessible via the Clifton Suspension Bridge.

### PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. 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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



# 1-3 Old Church Road

Approx. Gross Internal Area  
11912.96 Sq.Ft - 1106.75 Sq.M

Flat 1 Area 1525.67 Sq.Ft - 141.74 Sq.M  
Flat 2 Area 1696.93 Sq.Ft - 157.65 Sq.M  
Flat 3 Area 2097.56 Sq.Ft - 194.87 Sq.M  
Retail Unit 1 Area 3556.18 Sq.Ft - 330.38 Sq.M  
Retail Unit 2 Area 860.89 Sq.Ft - 79.98 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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