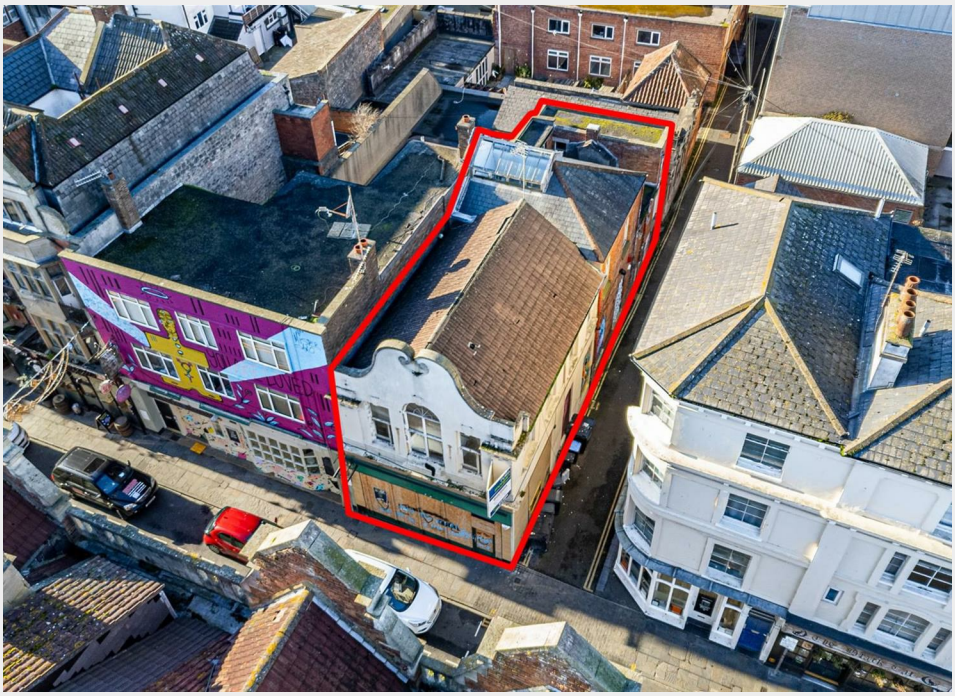
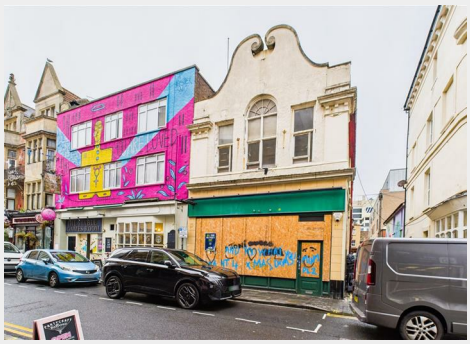
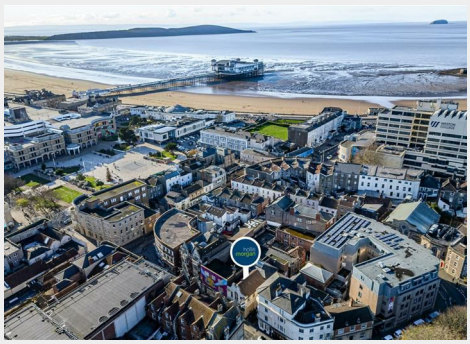
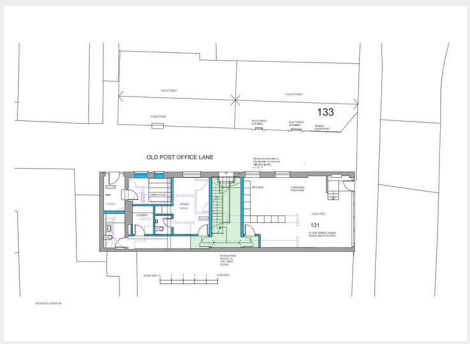
# 131 High Street, Weston-Super-Mare, North Somerset, BS23

## Auction Guide Price +++ £200,000










- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | REQUIRES MODERNISATION
- 8 BED | 8 BATH HMO - SCOPE FOR £70K PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create an 8 BED | 8 BATH HMO style investment with scope for £70k pa INCOME and potential for EXTRA 3/4 rooms ( stc )

# 131 High Street, Weston-Super-Mare, North Somerset, BS23 1HN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 131 High Street, Weston-Super-Mare, North Somerset BS23 1HN

Lot Number TBC

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### GUIDE PRICE RANGE
The vendors have issued a guide price range of £200,000 - £250,000 for this lot.

### THE PROPERTY
A Freehold end of terrace commercial property with accommodation ( 2376 Sq Ft ) arranged over 2 floors with additional side access from Old Post Office Lane.
The property was previously occupied by Subway but is now offered with vacant possession.

Tenure - Freehold
EPC - C

### THE OPPORTUNITY
PLANNING GRANTED | HMO | £70K PA

Planning has been granted ( 24/P/1501/FUL ) for change of use and conversion into a purpose built 8 bed | 8 bath HMO style accommodation on the first floor with generous communal areas and additional office on the ground floor.
The vendors have been advised the rooms would achieve a rental income of circa £730 pcm per room once completed generating circa £70,000 per annum income.

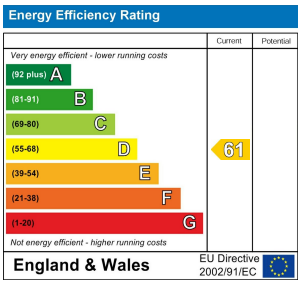
ROOF SPACE | EXTRA ROOMS

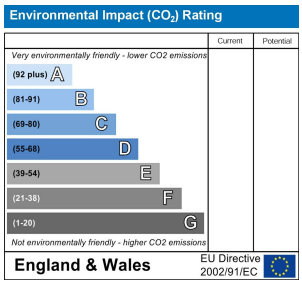
There is potential to create additional rooms in the large roof void.
Subject to gaining the necessary consents - interested parties to make their own investigations.

### PLANNING GRANTED
Reference 24/P/1501/FUL
Application Received Tue 23 Jul 2024
Application Validated Tue 30 Jul 2024
Address 131 High Street Weston-super-Mare BS23 1HN
Proposal Proposed change of use from a cafe (Class E) with ancillary accommodation at first floor to a large house in multiple occupation (HMO), (Class C4) for up to 8no. people with office and communal areas at ground floor (sui generis).
Status Decided
Decision Refuse
Decision Issued Date Thu 10 Oct 2024
Appeal Status Appeal decided
Appeal Decision Appeal allowed

## Floor plan

## EPC Chart





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## Auction Property Details Disclaimer

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