



8 The Mart, Locking Road, Weston-Super-Mare, North Somerset, BS23 3DE

Sold @ Auction £106,000

Hollis Morgan JUNE AUCTION LOT NUMBER 19 - A mixed use INVESTMENT property (2376 sq ft) with vacant commercial unit and a self contained two bedroom flat - CAPABLE OF PRODUCING £15k + PA



8 The Mart, Locking Road, Weston-Super-Mare, North Somerset, BS23 3DE

FOR SALE BY AUCTION
SOLD @ AUCTION

GUIDE PRICE £95K +++
SOLD £106K

LOT NUMBER 19

Wednesday 8th June 2016

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

SOLICITORS

Chris Georgiou

BRGP Weston Office

50 The Boulevard, Weston-super-Mare, North Somerset, BS23 1NF

Tel: 01934 414161

Email: chris.georgiou@brgplaw.co.uk

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

A mixed use mid terraced property - 2376 sq ft

GROUND FLOOR

Vacant commercial premises with large road frontage and vehicular access to rear with roller shutter door.

FIRST FLOOR

Self contained two bedroom flat with roof terrace and private entrance front rear.

LOCATION

Locking Road is located within the heart of the centre of Weston Super Mare. Local amenities and services are all within walking distance including the famous Grand Pier which offers a range of local cafes and restaurants.

Bristol - 24 Miles

Taunton - 29 Miles

Clevedon - 12 Miles

THE OPPORTUNITY

Excellent long term investment in the heart of Weston.

The shop was previously let out for £8,500 per annum and is currently advertised for let - updates to follow.

The flat is currently let on a rolling contract for £575 pcm / £6,900 per annum.

Potential for £15,000 + per annum.

ACCOMMODATION

Ground floor

- Shop floor

- Rear access

- W.C facilities

First floor

- Lounge / Kitchen

- Bedroom 1

- Bedroom 2

- Bathroom

- Balcony

WHY INVEST IN WESTON MARE ?

Regeneration in the South West – Is now the time to invest?

A West of England region-wide plan is being developed to address housing and transport needs up until 2036.

An additional 29,000 houses will be needed across North Somerset, Bath and North East Somerset, South Gloucestershire and Bristol in the next 20 years, on top of those already planned for by local councils.

Regeneration in Weston-Super-Mare's town centre has taken a major leap forward with significant progress being made on several big projects.

In November, developers McLaren Life announced building contractors would soon begin moving into Dolphin Square to start construction on the £18mil third phase of the site and is scheduled to be ready for a summer 2017 opening.

Big names have already signed up for the development which include; Nandos, Prezzo, Pizza Express, Mimosa Buffet, Preto and Costa Coffee. The complex will also include a 1,600 seater, eight screen Cineworld, as well as an indoor climbing and soft play company Rock Up and a health and fitness operator.

Regeneration manager Rachel Lewis, from North Somerset Council said: "Development of this site right in the centre of town is fantastic news. It's great to see the big names that have signed up, showing real confidence in the town's future and prosperity. As well as attracting new interest in the town and making it an even better place to live, Dolphin Square will be a catalyst for further investment. This marks a major step forward in our wider plans to improve Weston town centre."

Another site allocated for development is the police station, former magistrates' court and adjacent sites known as Walliscote Place, where modern urban apartments are due to be built to create a more welcoming space for the town centre while showcasing some of Weston's heritage. It is hoped that by taking the lead on a high quality residential development, the council will set a new standard in the town centre housing and attract young professionals to live there.

Attracting more people to live in the town centre is vital to its future prosperity and Weston is one of just 20 areas outside London to be designated as a Housing Zone.

At the same time, Weston College's flagship project to create a new Law and Professional Services Academy at the Winter Gardens is poised to get started soon. Redevelopment and modernisation of this landmark building will attract new students to live and study in Weston, as well as addressing local skill gaps and creating new jobs.

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE VIDEO

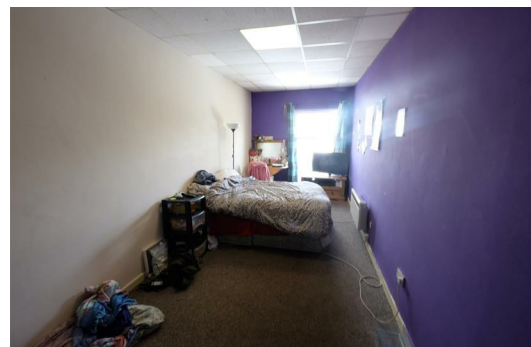
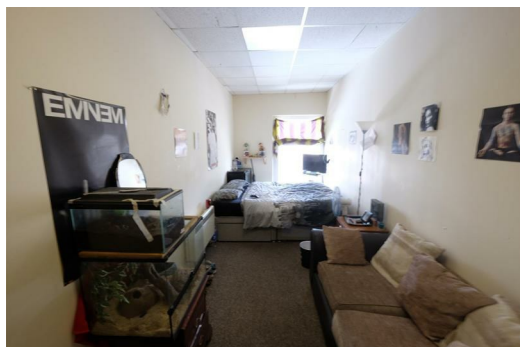
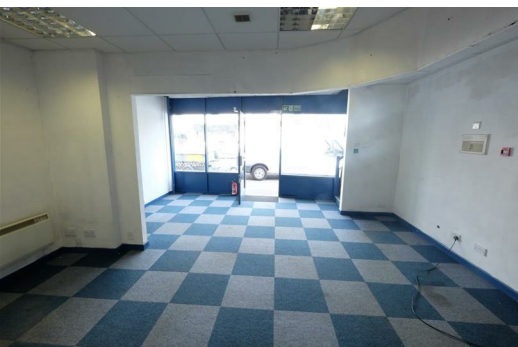
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ