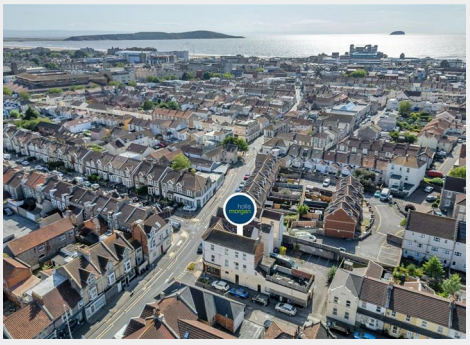
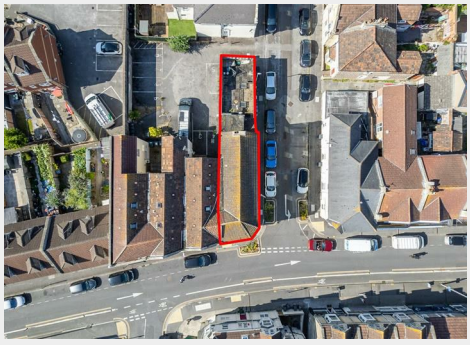
# 25 Baker Street, Weston Super Mare, North Somerset, BS23

## Auction Guide Price +++ £285,000





- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BLOCK
- 2 X FLATS | 1 X RETAIL
- DEVELOPMENT POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold MIXED USE CORNER PROPERTY ( 2535 Sq Ft ) comprising LARGE RETAIL UNIT plus 2 X FLATS with DEVELOPMENT POTENTIAL stp

# 25 Baker Street, Weston Super Mare, North Somerset, BS23 3AA

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**
ADDRESS | 25, Baker Street Weston Super Mare, North Somerset, BS23 3AA

Lot Number 27

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon
Registration Deadline is on Friday 14th November 2025 @ 16:00

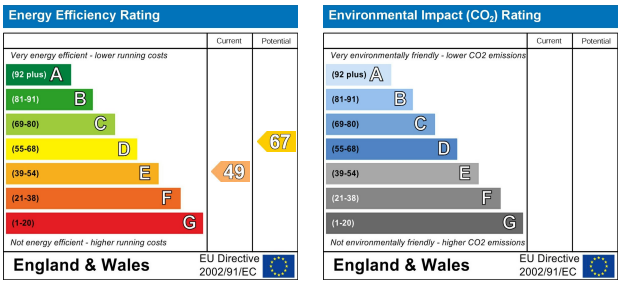
The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

**THE PROPERTY**
An imposing Freehold mixed use corner property ( 2535 Sq Ft ) occupying a prominent position in the town centre and close to the Sea Front. The property has a large commercial unit on the ground floor with front, side and rear access that has operated as an independent laundrette for many years but will be sold with vacant possession with the option to include the contents ( please refer to online legal pack. The upper floors are accessed from the Wooler Road aspect with separate independent access leading to a large self contained one bedroom flat and roof terrace on the first floor and a self contained two bedroom flat on the top floor - both sold subject to the existing AST tenants.

Tenure - Freehold
Council Tax - Band A
EPC - E (Flats) C (Commercial)

## Floor plan

## EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk



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


## Auction 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. Please refer to our website for further details.