



# Former Magistrates Court, Northgate, Bridgwater, Somerset, TA6 3EU

**FOR SALE BY AUCTION**  
GUIDE £185K +++  
SOLD £186K

LOT NUMBER 23  
Wednesday 25th February 2015  
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

## THE PROPERTY

A imposing period property most recently used as a magistrates court arranged over two floors with GIA of approx. 14,000 Sq Ft and accessed via shared driveway leading to the rear of the level site, approx. 0.64 Acres, with parking and garages.

Please refer to floorplans and site map with online legal pack

## LOCATION

Prominent roadside location with extensive frontage in central Bridgwater, close to the King Square offices.

## THE OPPORTUNITY

This large property is offered with vacant possession but has huge potential for a mixed use residential development subject to gaining the necessary consents.

A planning appraisal is available to download with the online legal pack but can be summarised as follows

As a previously developed site in an urban area, and within a priority regeneration area, the site has high prospects of success for a well-conceived mixed use redevelopment scheme. CSJ advocates a flexible use proposal to maximise the marketability of the development and increase the prospects of securing occupants. This will however, need to be discussed with Sedgemoor District Council in view of the policy requirement for retail and the site's location within the extended town centre.

## NB

The former Police Station has been sold to McCarthy and Stone and development will commence shortly.

As part of the transaction, an upgraded accessway and a new boiler will be installed to benefit the magistrates court.

## ACCOMMODATION

Areas on GIA basis:

Ground floor: 13,110 sq ft (1,217.95 sq m)  
First floor: 1,097 sq ft (101.91 sq m)

Total: 14,207 sq ft (1,319.86 sq m)

## RATES

Rateable Value: £64,000.00  
UBR 48.20p  
Rates Payable: £30,848.00  
Please verify the actual rates payable with the local authority.

## JOINT AGENTS

Hartnell Taylor Cook LLP

## AND

Lambert Smith Hampton

## EPC

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

## TESTIMONIALS

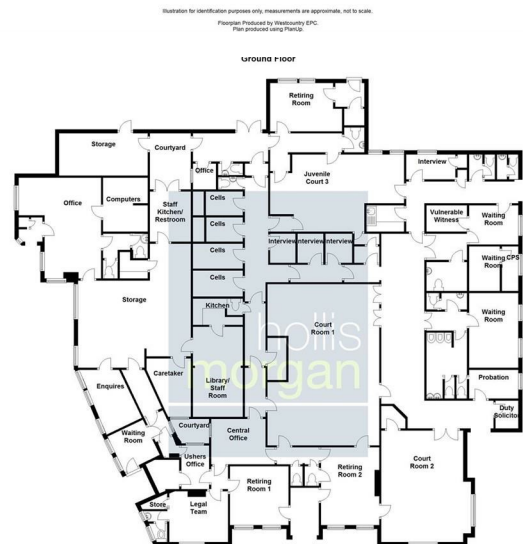
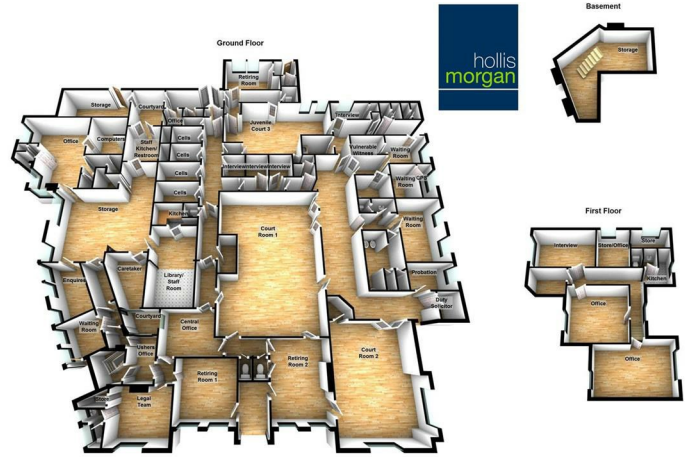
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## CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit [www.dancevoice.org.uk](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



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