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hollis
 morgan

auction



Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website - Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website

LIVE ONLINE auctions

Did you know? This unique live streaming service allows you to watch the auction in real time from anywhere in the world. You can bid on the spot or place a bid in advance. The auction is streamed live on our website and you can bid on the spot or place a bid in advance. The auction is streamed live on our website and you can bid on the spot or place a bid in advance.

Welcome to Hollis Morgan LIVE ONLINE Auctions

LIVE could have meant dramatic adjustments to our daily lives and working practices. Hollis Morgan has responded by launching from Public spaces to Monthly Live Online Auctions - a secure and safe interactive platform for buying and selling all types of real and property.

A Live online auction has the benefits of a traditional auction such as speed and transparency but with the advantage of being able to bid and watch from home with the auction streamed live on the Hollis Morgan website and the option to bid via telephone, proxy or online via the website.

We have already sold 100 lots by this updated method, raising over £20k, and are confident it works.

We have introduced this change and move forward with our 2021 live online calendar of sales confident we can provide a great service for our clients.

bid from anywhere | online or mobile

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BUYING at online auction.....our guide to online bidding register to bid in... just 4 easy stages...

- STAGE 1** Complete the Online Bidding Form
You will be asked to complete the online bidding form. This form is used to register you as a bidder and to ensure you are eligible to bid on the auction. You will be asked to provide your name, address, telephone number, email address and a valid credit/debit card. Once you have completed the form, you will be able to bid on the auction.
- STAGE 2** Upload your credit ID
You will be asked to upload a valid credit/debit card. This is used to verify your identity and to ensure you are eligible to bid on the auction. You will be asked to provide the card number, expiry date and the name on the card. Once you have uploaded the card, you will be able to bid on the auction.
- STAGE 3** Set up your proxy bidding (PB)
You will be asked to set up your proxy bidding (PB). This is a service that allows you to bid on the auction up to a certain amount. You will be asked to provide the amount you wish to bid and the amount you wish to bid up to. Once you have set up your PB, you will be able to bid on the auction.
- STAGE 4** Buy the item (Final Offer)
You will be asked to buy the item (Final Offer). This is the final stage of the auction process. You will be asked to provide the amount you wish to bid and the amount you wish to bid up to. Once you have provided the amount, you will be able to buy the item.

You are now ready to bid. Good luck and if you have any questions about the process - we are here to help you - please contact bid@hollismorgan.co.uk

bid from anywhere | online or mobile

Commercial premises @, 89 Hill Road, Clevedon, North Somerset, BS21 7PN
Auction Guide Price £140,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION - Occupying a prominent HIGH STREET LOCATION this FULLY LET (A1) FREEHOLD RETAIL UNIT (645 Sq Ft) producing £12,500 pa - excellent INVESTMENT.

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

89 Hill Road, Clevedon, North Somerset, BS21 7PN

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

Lot Number 26

The Live Online Auction is on Wednesday 10th March @ 18:00

Registration Deadline is on Monday 8th March @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click on the “REGISTER TO BID” button to qualify for your secure & unique bidding PIN

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

SOLICITORS

Piers Wright

Star Legal - Thornbury

piers.wright@star-legal.co.uk

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

Digital Copies of the Online legal pack can be downloaded Free of Charge.

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

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 if they are not yet available they will automatically be sent to you when we receive them.

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

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE PROPERTY

A ground floor Retail Unit (A1) occupying a prominent trading position on this sought after High Street location. (645 Sq Ft)

Freehold

Sold subject to existing tenancy.

LOCATION

Set in a prime High Street location just a stone's throw away from Clevedon's Grade I listed Pier allowing residents easy access to the array of local and independent boutiques, bars and restaurants nearby Hill Road and Promenade have to offer. The adjoining beach and coastal paths enable leisure pursuits whilst to the south side of the town lies the famous “Poets Walk” invoking memories of spectacular sunsets and Byron.

Clevedon is a popular North Somerset coastal town located on the edge of the Bristol Channel. Clevedon town centre has a wide range of amenities and within level walking are banks and a post office. There are golf courses, woodland and coastal walks in addition to excellent primary and secondary schools.

Bristol is 12.6 miles distant with a more extensive range of retail outlets and established independent schools with dedicated buses running from Clevedon. For the

commuter, the M5 nearby serves the South West and Midlands and links to the M4 South Wales and London.

There are rail services available from Bristol Temple Meads (approx 13.3 miles) and Yatton (approx 4.8 miles) both of which have regular services to London and a number of cities nationwide.

Bristol International Airport has an extensive schedule of flights to many European and some long haul destinations.

THE OPPORTUNITY COMMERCIAL INVESTMENT

The properties 87 & 89 Hill Road are let on a 10 year lease (see legal pack) for £25,000 per annum to Weston Hospice Care.

This is split with the adjacent shop unit thus 89 receives £12,500 per annum.

The lease expires on October 16th 2021.

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.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can be ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button .

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our clients solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

EPC

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

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Save your unique bidding PIN

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

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.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

TESTIMONIALS

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

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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 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.