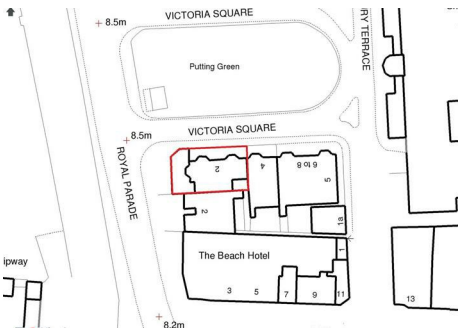




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 auction



2, Victoria Square, Weston-Super-Mare, North Somerset, BS23 1AW

Auction Guide Price £400,000 +++

To acquire a LARGE PERIOD PROPERTY (circa 3200 Sq Ft) in a prime position OVERLOOKING the WESTON PIER - huge scope for DEVELOPMENT or INVESTMENT.

2, Victoria Square, Weston-Super-Mare, North Somerset, BS23 1AW

FOR SALE BY AUCTION

LOT NUMBER 8

Wednesday 30th September 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

This is a unique opportunity to purchase a large return frontage Freehold period building comprising; basement, first, second and third floor levels.

The basement level provides a mix of retail space and residential accommodation. The ground floor provides a self-contained 2 bedroom flat and the 1st and 2nd floors are currently configured as a 4 bedroom maisonette.

The retail accommodation occupies a prime spot on the seafront opposite the pier and currently trades extremely well during the peak holiday season as an ice cream parlour and souvenir shop.

LOCATION

The property is situated in a prominent location in Victoria Square, fronting onto the Royal Parade and directly opposite The Grand Pier. The Sovereign Shopping Centre and associated car parking is within 50 metres of the property and both the beach and the town centre are easily accessible on foot. The property sits in a very prominent position and commands superb views from the upper floors of Weston Super Mare beach, the Bristol Channel and across to Wales.

THE OPPORTUNITY

To acquire a large property in a prime position overlooking the pier.

Having been "owner occupied" for many decades the property now requires a new plan.

Historically the upper floors were 6 bedsits (circa 1990's)

There is scope for flat conversion - suggested 3 x 2 beds or 6 x 1 Beds

the basement was formerly a self contained flat (circa 1990s) and could be reinstated subject to gaining any necessary consents,

ACCOMMODATION

RESIDENTIAL:

Lower Ground Floor

Living Room/Bedroom 21.59 sq m (232 sq ft)

Kitchen 6.5 sq m (70 sq ft)

Shower Room 1.56 sq m (17 sq ft)

WC 3.16 sq m (34 sq ft)

Total: 32.81 sq m (353 sq ft)

Ground Floor

Kitchen 10.59 sq m (114 sq ft)

Sitting Room 29.33 sq m (316 sq ft)

Bedroom 5.59 sq m (60 sq ft)

Bathroom 3.86 sq m (42 sq ft)

Bedroom 16.02 sq m (172 sq ft)

Total: 65.39 sq m (704 sq ft)

First Floor

Pantry 2.13 sq m (23 sq ft)

Kitchen 7.75 sq m (83 sq ft)

Sitting Room 29.53 sq m (318 sq ft)

Study 3.65 sq m (39 sq ft)

Bedroom 23.03 sq m (248 sq ft)

Bathroom 4.01 sq m (43 sq ft)

Total: 70.1 sq m (754 sq ft)

Second Floor

Bedroom 10.87 sq m (117 sq ft)

Bedroom 21.89 sq m (236 sq ft)

En Suite 1.53 sq m (16 sq ft)

Study 4.51 sq m (49 sq ft)

Bedroom 19.93 sq m (215 sq ft)

WC 2.34 sq m (25 sq ft)

Total: 61.07 sq m (658 sq ft)

RETAIL:

Retail area and storage 73 sq m approx (786 sq ft)

Total Floor Area: 302.37 sq m (3255 sq ft)

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 £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

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.

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.

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 In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk

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 FINANCE

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

TESTIMONIALS

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