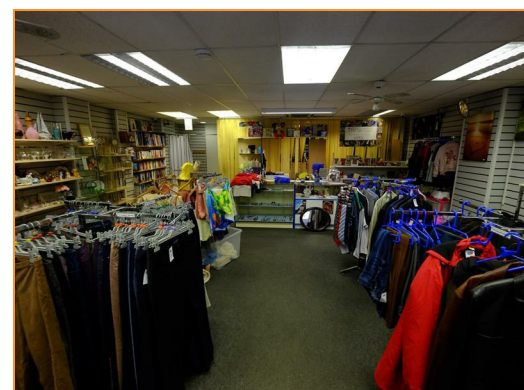
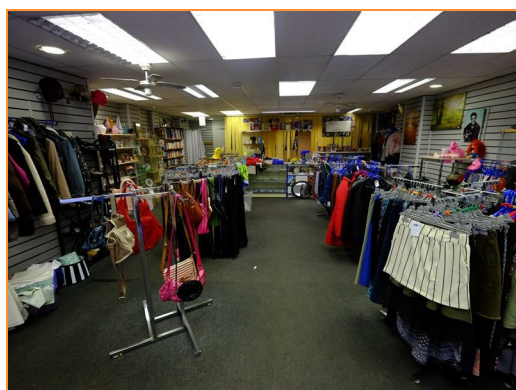




17-19 Eastover, Bridgwater, Somerset, TA6 5AG

Sold @ Auction £200,000

Hollis Morgan NOVEMBER AUCTION - A Freehold MIXED USE INVESTMENT OPPORTUNITY (2380 Sq Ft) comprising a RETAIL UNIT and 4 BED HMO fully LET producing an INCOME of £27,780 per annum



17-19 Eastover, Bridgwater, Somerset, TA6 5AG

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION ***

GUIDE £200,000 +++
SOLD @ £220,000

LOT NUMBER 18

Wednesday 27th November 2019
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

EXTENDED COMPLETION

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

VIEWINGS

Viewings by appointment with Hollis Morgan.

Please contact the office to arrange a convenient time.

SOLICITORS

Emily Gardener
Alletsons Solicitors
emily.gardiner@alletsons.co.uk

ONLINE LEGAL PACKS

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 Freehold mid terraced mixed use property (2380 Sq Ft) currently arranged as a ground floor retail unit and self contained four bedroom HMO on the upper floors.
Sold subject to existing tenancies.

LOCATION

The property benefits from an excellent position on one of Bridgwater's main high streets. Local amenities and services are all within close proximity including independent retailers, cafes, bars and restaurants. The M5 is easily accessible and offers direct routes to Taunton (11 miles), Weston Super Mare (18 miles) and Bristol (38 miles).

THE OPPORTUNITY

COMMERCIAL UNIT

Let to RSPCA

Lease 1 November 2008 to 31 October 2023 with initial rent of £9,000 pa with rent review dates on 1 November 2013 to £10,800 and 1 November 2018 to £12,960 p.a.
RSPCA contributes to 50% of the cost of the building and contents insurance on sight of Insurance Policy documents and invoice.

HMO

There are 4 rooms fully let as a licensed HMO with the following monthly rentals:

Room 1 £75 pw
Room 2 £75 pw
Room 1 £70 pw
Room 1 £65 pw
Total £285 pw or £14,820 pa gross rent on full occupancy.

All rooms are on AST's with a fixed first 6 months and then moved on to a rolling month-to-month.
All tenants are now in the month to month rolling period with vacant possession available subject to notice.
We are aware the landlord currently pays for the electricity and water.

TOTAL INCOME

£27,780 per annum

ACCOMMODATION - REFER TO FLOORPLANS

GROUND FLOOR

- Sales area
- Rear store rooms X 2

- Kitchen
- Bathroom

FIRST FLOOR

- Lounge
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Kitchen
- Utility room
- Bathroom
- W.C. X 2

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 £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.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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.
You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.
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 buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
10% deposit payment.
Buyers premium payment.
Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque
Bankers Draft
Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before the auction.

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.



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

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