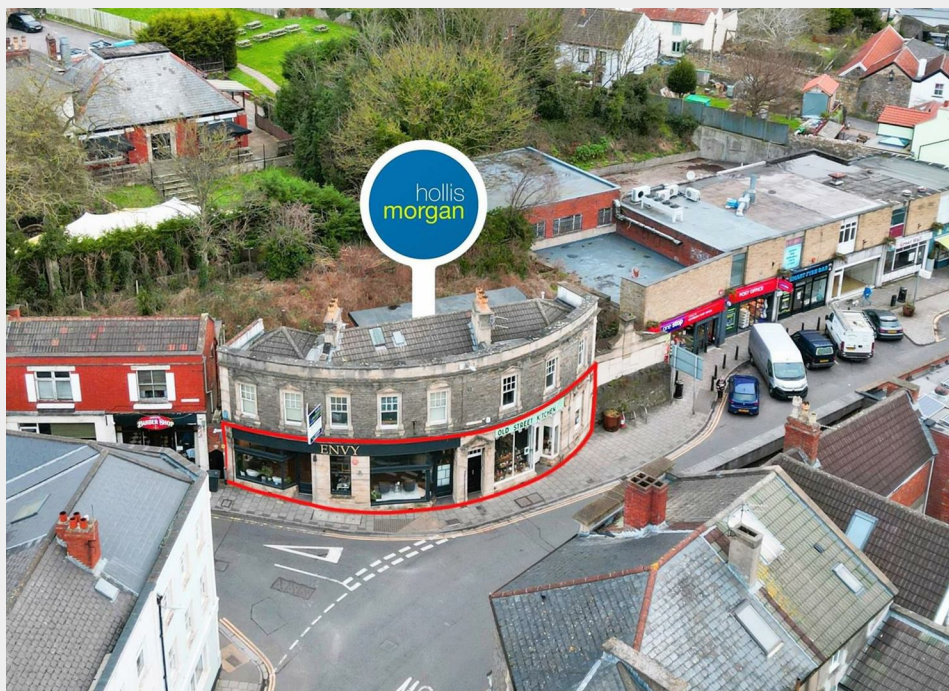


2 - 6, Old Street, Clevedon, North Somerset, BS21 6ND

Sold @ Auction £220,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH APRIL 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL ONLINE AUCTION
- FREEHOLD COMMERCIAL INVESTMENT
- 2 X FULLY LET RETAIL UNITS
- £23,000 INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold COMMERCIAL INVESTMENT comprising 2 X FULLY LET RETAIL UNITS (1401 Sq Ft) producing an income of £23,000 pa

2 - 6, Old Street, Clevedon, North Somerset, BS21 6ND

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ APRIL ONLINE AUCTION ***

GUIDE £220,000 +++
SOLD @ £220,000

ADDRESS | 2,4 & 6 Old Street, Clevedon, North Somerset BS21 6ND

Lot Number 25

The Live Online Auction is on Wednesday 17th April 2024 @ 17:30
Registration Deadline is on Monday 15th April 2024 @ 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 "REGISTER TO BID"

THE PROPERTY

A Freehold commercial investment comprising a pair of adjacent retail units with excellent road frontage in a highly visible trading position in the heart of Clevedon.

Sold subject to existing tenants.

The first floor flats are subject to a 999 year lease from 2010 which have been previously sold paying £50 Ground Rent per annum.

Tenure - Freehold

Council Tax - n/a

EPC - C

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

LOCATION

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.

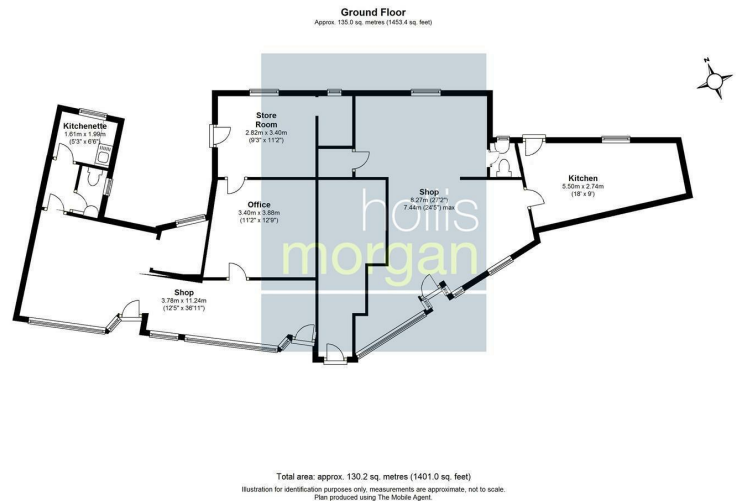
THE OPPORTUNITY

COMMERCIAL INVESTMENT | £23K PA

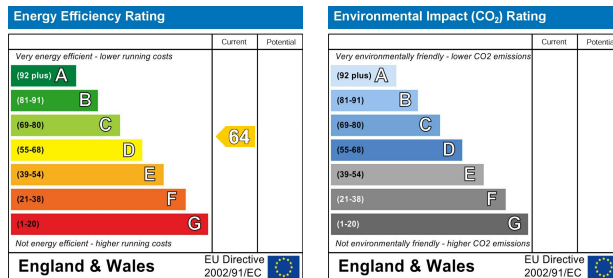
Old Street Kitchen is let at £10k pa on a Fully Repairing and Insuring Lease (FRI) from 1st February 2022 for 10 years until 31st January 2032
Envy Hair & Beauty is let at £13k pa on a Fully Repairing and Insuring Lease (FRI) from 1st July 2023 for 6 years until 30th June 2029

Please refer to online legal pack for copies of the leases etc.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Email: post@hollismorgan.co.uk

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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.