



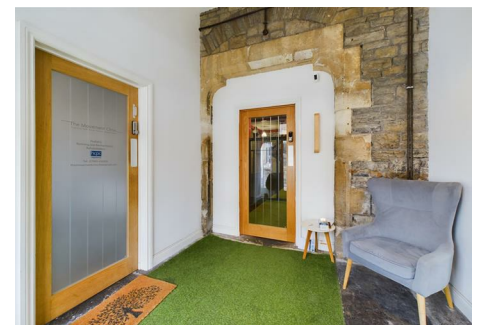
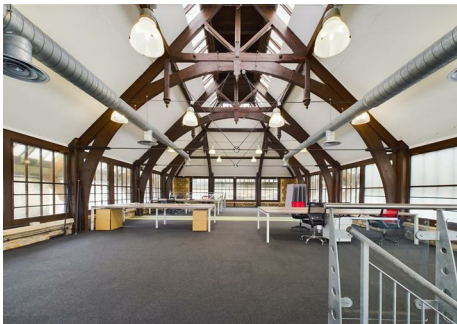
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## Market Hall, 5 Alexandra Road, Clevedon, North Somerset, BS21 7QE

Auction Guide Price £525,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold DETACHED PROPERTY ( 4999 Sq Ft ) with 12 PARKING SPACES and scope for RESI or COMMERCIAL use ( stc )

# Market Hall, 5 Alexandra Road, Clevedon, North Somerset, BS21 7QE

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ MARCH LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £500,000 +++

SOLD @ £525,000

ADDRESS | Market Hall, 5, Alexandra Road Clevedon,  
North Somerset, BS21 7QE

Lot Number 10

The Live Online Auction is on Wednesday 12th March  
2025 @ 17:30

Registration Deadline is on Monday 10th March 2025 @  
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

Market Hall is a Grade II Listed landmark building  
designed by Hans Price - the same architect who  
designed nearby Clevedon Pier. This imposing and  
interestingly designed building with accommodation (4999 Sq Ft ) arranged over two floors has in recent years been converted to provide a combination of office rooms and open plan areas with common parts toilets and kitchen facilities. There are various garden areas and off street parking for approximately 12 cars on the 0.25 acre plot located just moments form Clevedon seafront and promenade.

Sold with vacant possession.

Tenure - Freehold

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

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

COMMERCIAL USE - OFFICES / NURSERY /  
FOODHALL

The market hall was previously occupied by multiple  
independent traders but as previously mentioned has in  
recent times been used as office space. The property  
would lend it self to a wide range of commercial uses  
across a variety of sectors.

## RESIDENTIAL SCHEME

Interested parties should note that planning was recently  
refused for conversion into six luxury apartments.

We understand there is scope for an alternative  
residential scheme for multiple flats or conversion back  
into 1 or 2 larger dwellings.

22/P/1143/FUL | Alterations (including creation of  
mezzanine level and alterations to windows),  
reconfiguration and change of use from offices (Class  
E(g)(i)) to 6no. residential apartments (Class C3) and  
associated works

## COURTYARD BUILDING

There is an additional stone building in the rear corner of  
the car park that may offer further opportunities.

All above subject to gaining the necessary consents.

## LOCATION

Market Hall is prominently located in the fashionable area  
of Clevedon close to the town's seafront, the historic pier  
and positioned at the junction of Alexandra Road and  
Woodlands Road. 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.

## SOLICITORS & COMPLETION

Anne Batanero

Star Legal

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www.star-legal.co.uk

## EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to  
mutual consent.

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

Please submit a viewing request online and we will

contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

## 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.

Press the GREEN button 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.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 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 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 vendors are willing to consider offers prior to the auction.

Pre auction offers can 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 listing.

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 client's 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 (£1,800 Inclusive of VAT) to Hollis Morgan.

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

## 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 – Invitation to bid

Stage 4 – Pay your security deposit (£6,800)

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.

## 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.

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.

## AUCTION FINANCE & BRIDGING LOANS

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

Hollis Morgan may receive introductory fees for this service from the broker.

## AUCTION BUYER'S 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.

## 2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit [www.chillicharity.org.uk/](http://www.chillicharity.org.uk/) for more details or the Hollis Morgan Charity Page of our website.

## 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