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hollis
morgan

auction

1 - 3, Old Church Road, Clevedon, North Somerset, BS21 6LZ

Auction Guide Price £1,750,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION - Freehold MIXED USE INVESTMENT (11,912 Sq ft) comprising 3 x 6 BED HMO plus 2 x RETAIL UNITS | £185,840 pa INCOME with scope to increase to £204,840 pa | Scope for EXTRA 3 X 6 BED FLATS stc

1 - 3, Old Church Road, Clevedon, North Somerset, BS21 6LZ

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £1,700,000 +++
SOLD @ £1,750,000

ADDRESS | 1 - 3 Old Church Road, Clevedon, North Somerset BS21 6LZ

Lot Number 5

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th March 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 mixed use investment located in a prime trading spot in the heart of the popular coastal town of Clevedon. The property (11,912 Sq Ft) was completed in 2023 and is arranged over two floors comprising two self contained retail units on the ground floor and 3 purpose built self contained 6 bedroom HMO licensed apartments on the first floor with roof terrace.
Sold subject to existing tenancy agreements.

Tenure - Freehold
Council Tax - Flat 1 & 2: D, Flat 3: C
EPC - Flat 1, 2 & commercial : B

SCHEDULE OF ACCOMODATION

Retail Unit 1 – 3556 Sq. Ft
Retail Unit 2 – 860 Sq. Ft
Flat 1 – 6 bedrooms | 1525 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 3 Ensuite Bathrooms | 1 Off Suite Bathroom |
Flat 2 – 6 bedrooms | 1696 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | Communal Terrace | 2 Ensuite Bathroom | 2 Off Suite
Flat 3 – 6 bedrooms | 2097 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 6 Ensuite Bathrooms

THE OPPORTUNITY

MIXED USE INVESTMENT | £185,840 pa - £204,840 pa

The property is fully let producing a total income of £185,840 pa with scope to increase to £204,840 pa

Residential Income - £11,570 pcm | £138,840 pa
A number of the flats have been occupied for a number of years and there is scope to bring the rooms up to current market rents of £675 pcm - £730 pcm.
Potential Residential Income - £12,570 pcm | £150,840 pa

Current Commercial Income £47,000 pa
Scheduled rent reviews rising to £54,000 pa

Please refer to schedule of income and online legal pack.

SECOND FLOOR EXTENSION OPPORTUNITY | 3 X 6 BED FLATS | £138,840 EXTRA INCOME

Plans and visuals prepared and with the existing development core areas designed for an additional floor to be serviced from within to create a second floor “mansard” type roof space to accommodate an additional 3 Flats comprising of 6 en suited professional rooms within each.
With the adjoining buildings / street scene already predominantly featuring 3+ storey buildings, the addition of a mansard floor has been Architecturally designed to complement and enhance the fenestration of this prominent and prime mixed-use development.
The existing development was completed in 2023 with an unblighted planning history in respect of the immense potential for a second floor, creating an opportunity to add significant value day one to this sustainably located mixed-use development in the heart of the Town Centre.
Subject to gaining the necessary consents.

SCHEDULE OF RESIDENTIAL INCOME

Flat 1 -
Room A - £600 pcm | 06/01/2022
Room B - £600 pcm | 30/04/2024
Room C - £600 pcm | 05/03/2025
Room D - £600 pcm | 14/11/2022
Room E - £650 pcm | 09/11/2024
Room F - £600 pcm | 20/09/2022
Total: £3650 pcm

Flat 2
Room A - £550 pcm | 28/08/2024
Room B - £650 pcm | 28/06/2024
Room C - £650 pcm | 30/06/2023
Room D - £650 pcm | 06/06/2022
Room E - £650 pcm | 17/06/2024
Room F - £650 pcm | 01/04/2025
Total: £3,800 pcm

Flat 3

Flat A - £680 pcm | 05/11/2022
Flat B - £700 pcm | 20/01/2023
Flat C - £700 pcm | 05/11/2022
Flat D - £680 pcm | 09/08/2024
Flat E - £680 pcm | 05/10/2024
Flat F - £680 pcm | 06/01/2025
Total: £4,120 pcm

Total income pcm: £11,570
Total income Per Annum: £138,840

All above - AST 6 month fixed contract, please refer to online legal pack.

SCHEDULE OF COMMERCIAL INCOME

Unit 1-2: £32,000 pa

Lease started 6th Jan 2025 Termination 5th January 2035
Rent £32,000 Jan 2025-2026
Rent increases to £34,000 Jan 2026 – 2027
Rent increases to £36,000 2027 onwards

Unit 3: £15,000 pa

Lease started 25th Sept 2025 Termination 24th September 2030
Rent £15,000 per annum (not including vat) to and including 24/09/2026
Rent increases to £16,500 per annum (not including vat) from and including 25/09/2026 to 24/09/2027
Rent increases to £18,000 per annum (not including vat) from and including 25/09/2027

Total Current Income - £47,000 pa
Future Total Income - £54,000 pa

LOCATION

The town of Clevedon is particularly well placed for commuting to Bristol. Apart from the many high street shops, restaurants and food stores the town and surrounding villages have many an active and popular public house visit and enjoy. The local schools are all exceptional rivalling the nearby private schools such as the Downs Preparatory School at nearby Wraxall which offers schooling for boys and girls aged 4 to 13 years. Clifton College and Clifton High School are within approx. 9 miles travelling distance via the Clifton Suspension Bridge. There is a plethora of outdoor activities with a choice of scenic walks nearby, as is the National Trust Tyntesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and open parkland. For the commuter the M4/M5 motorway network is reached at Junction 20 of the M5. Clifton Village with its colourful range of high street shops, boutiques and restaurants is accessible via the Clifton Suspension Bridge.

SOLICITORS & COMPLETION

Naomi O'Brien
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EXTENDED COMPLETION

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

LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

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.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

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.

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/ 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 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.