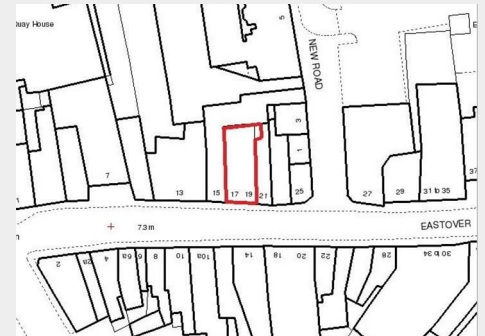


## 17-19 Eastover, Bridgwater, Somerset, TA6 5AG

Sold @ Auction £200,000



- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 27th NOVEMBER 2019
- ALL SAINTS CHURCH, CLIFTON, BS8 2HY
- WEEKLY SET VIEWINGS
- DOWNLOAD ONLINE LEGAL PACKS
- NOVEMBER 2019
- MIXED USE INVESTMENT ( 2380 SQ FT )
- RETAIL UNIT & 4 BED HMO
- FULLY LET - £27,780 pa
- EXTENDED 8 WEEK COMPLETION

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

## Accommodation

### 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

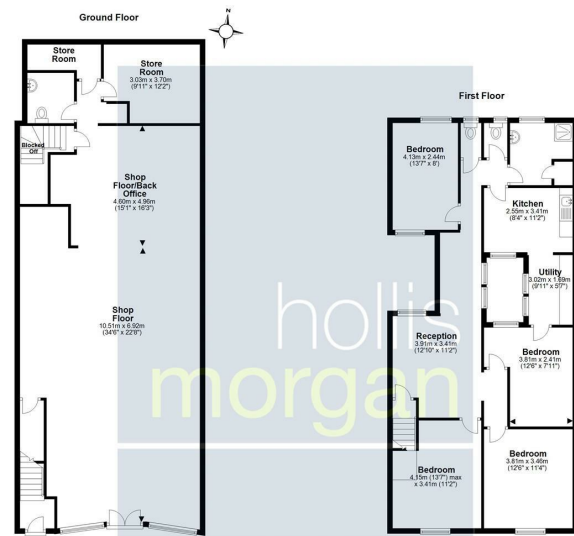
A Freehold mid terraced mixed use property ( 2380 Sq Ft ) currently arranged as a ground floor retail unit and self contained four bedroom HMO on the upper floors.

Sold subject to existing tenancies.

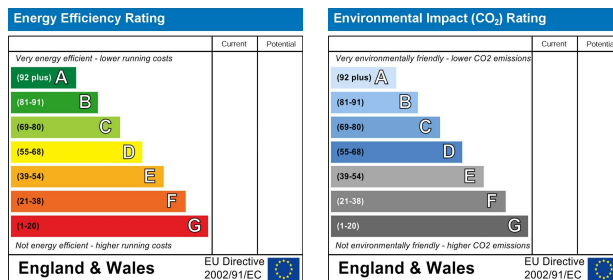
### LOCATION

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).

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.