

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

Auction Guide Price +++ £1,950,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- £185,840 pa - £204,840 pa INCOME
- 3 X 6 BED HMO | 2 X RETAIL UNITS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER 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

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number TBC

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 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

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 ACCOMMODATION

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 /

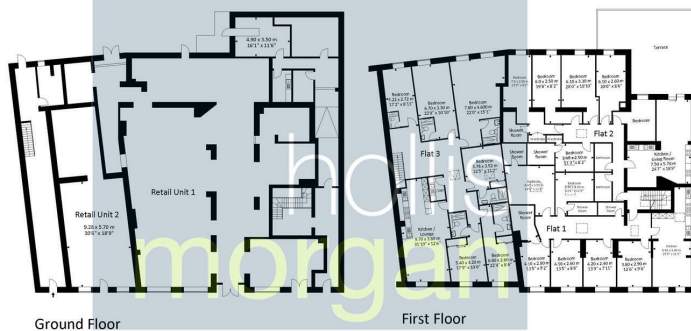
Living | 6 Ensuite Bathrooms

Floor plan

1-3 Old Church Road

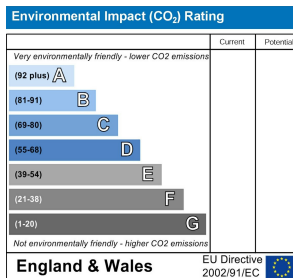
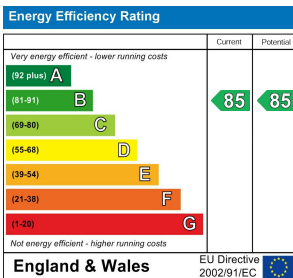
Approx. Gross Internal Area
11912.96 Sq.Ft - 1106.75 Sq.M

Flat 1 Area 1525.67 Sq.Ft - 141.74 Sq.M
Flat 2 Area 1696.93 Sq.Ft - 157.65 Sq.M
Flat 3 Area 2097.56 Sq.Ft - 194.87 Sq.M
Retail Unit 1 Area 3556.18 Sq.Ft - 330.38 Sq.M
Retail Unit 2 Area 860.89 Sq.Ft - 79.98 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.