

## 18 Baker Street, Weston-Super-Mare, North Somerset, BS23

Auction Guide Price +++ £135,000



- FOR SALE BY LIVE ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- DOWNLOAD FREE LEGAL PACK
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- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE
- RETAIL | UPPER FLOORS
- GARDEN | ROOF TERRACE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE PROPERTY ( 1553 Sq Ft ) with scope for COSMETIC UPDATING | GARDEN and ROOF TERRACE | Scope for DEVELOPMENT stc

# 18 Baker Street, Weston-Super-Mare, North Somerset, BS23 3AE

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 18 Baker Street, Weston-super-Mare, North Somerset BS23 3AE

Lot Number 29

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 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 mid terraced mixed use period property with accommodation ( 1553 Sq Ft ) arranged over 3 floors. The property is currently arranged as a retail trading area at the front of the ground floor with internal access leading to the residential accommodation comprising an open plan kitchen / living space opening onto the rear garden. On the upper floors are 4 bedrooms, a roof terrace, bathroom and WC.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - D

### THE OPPORTUNITY

MIXED USE INVESTMENT

The property has been used as a ground floor retail unit with owner occupier accommodation above and would now benefit from some basic cosmetic updating.

The property frontage does now require modernisation and attention.  
Sold with vacant possession

SELF CONTAINED FLAT | FLATS | HMO

The upper floors have scope for an independent residential dwelling (s) or HMO style accommodation with independent access either using the existing rear access via the garden or create a new access via the shop front on Baker Street.

### REDUCED PRICE FOR AUCTION

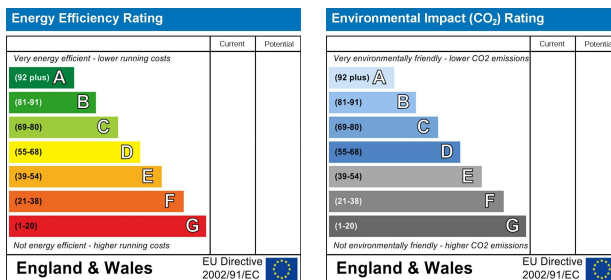
The property was previously listed with respected local agents for £250,000 and is now offered with a reduced guide price for a sale by live online auction.

Subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
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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.