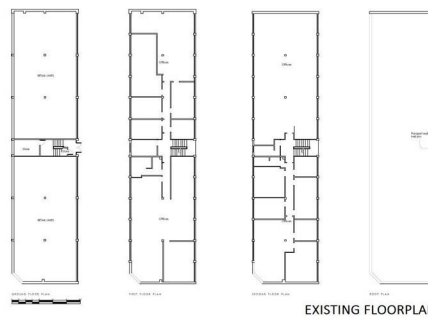




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

**hollis
 morgan**

auCTION



Union House, 3 - 15 High Street, Weston-Super-Mare, North Somerset, BS23

Auction Guide Price £875,000 +++

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold mixed use DEVELOPMENT OPPORTUNITY (11,980 Sq Ft) with RESI PLANNING GRANTED to create 6 x 4 BED FLATS and 7 RETAIL UNITS with scope for £140k + pa INCOME.

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ AUCTION ***

ADDRESS - Union House, 3-15 High Street, Weston Super Mare, BS23 1AZ

Lot Number - 14

The Live Online Auction is on Wednesday 13th April 2022 @ 18:00

Registration Deadline is on Monday 11th April @ 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”

VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

We insist safe social distancing is always practiced – you will need a facemask to enter the property.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

EXTENDED COMPLETION

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

SOLICITOR

Christopher Georgiou
BRGP Law
Chris.Georgiou@brgplaw.co.uk

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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.

EPC

For full details of the EPC please refer to the online legal pack.

THE PROPERTY

A prominent Freehold mixed use rank (Circa 11,980 Sq Ft) comprising 7 tenanted retail units on the ground floor and two floors of vacant uppers (except first floor above unit 15).

Sold subject to existing tenancies.

LOCATION

Union House is located in the heart of the centre of Weston Super Mare just moments from Dolphin Square. Local amenities and services are all within walking distance including the famous Grand Pier which offers a range of local cafes and restaurants.

Bristol - 24 Miles | Taunton - 29 Miles | Clevedon - 12 Miles

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Planning has been granted to add an additional floor and then convert all 3 upper floors into residential accommodation comprising 6 x 4 bedroom flats.

There may be scope to further subdivide each floor into higher density HMO style units or to create 12 x 2 bedroom flats - subject to consents.

INVESTMENT

The ground floor rank of retail shops is Fully let.

Once converted we understand there is scope for a total income in excess of £140,000 pa

Buyers to make their own investigations.

PROPOSED SCHEDULE OF ACCOMMODATION

GROUND FLOOR

Existing Retail Units x 7

13 High Street ,
First Bus

FIRST FLOOR

FLAT 1 – 108 m2 / 1162 Sq Ft
Entrance Hall | Bed 1 | Bed 2 | Bed 3 | Bed 4 | L Shaped
Lounge | Separate Kitchen | Bathroom | Shower Room |
WC

15 High Street
First Bus

(9 – 15 High Street / Plus First Floor Unit above 15 – Let
to First Bus £45,000 pa and is holding over since 2006)

FLAT 2 – 108 m2 / 1162 Sq Ft
Entrance Hall | Bed 1 | Bed 2 | Bed 3 | Bed 4 | L Shaped
Lounge | Separate Kitchen | Bathroom | Shower Room |
WC

FIRST FLOOR

Unit above 15
Coral Ancillary space
Sublet from First Bus

SECOND FLOOR

FLAT 3 – 108 m2 / 1162 Sq Ft
Entrance Hall | Bed 1 | Bed 2 | Bed 3 | Bed 4 | L Shaped
Lounge | Separate Kitchen | Bathroom | Shower Room |
WC

Remainder – Vacant

TOP FLOOR

Vacant

FLAT 4 – 108 m2 / 1162 Sq Ft
Entrance Hall | Bed 1 | Bed 2 | Bed 3 | Bed 4 | L Shaped
Lounge | Separate Kitchen | Bathroom | Shower Room |
WC

PLANNING GRANTED - FLAT CONVERSION

Reference 21/P/1995/COA
Application Received Thu 08 Jul 2021
Application Validated Thu 08 Jul 2021
Address First And Second Floors Union House 3 High
Street Weston-super-Mare Somerset BS23 1HA
Proposal Prior approval for change of use of first and
second floor offices (formerly Use Class B1(a) now
Class E) to 4no. four bedroom flats (Use Class C3)
Status Decided
Decision Prior approval - required and grant
Decision Issued Date Tue 31 Aug 2021
Appeal Status Unknown
Appeal Decision Not Available

THIRD FLOOR

FLAT 5 – 90 m2 / 968 Sq Ft
Entrance Hall | Bed 1 | Bed 2 | Bed 3 | Bed 4 | Lounge |
Separate Kitchen | Bathroom 1 | Bathroom 2

PLANNING GRANTED - EXTRA FLOOR

Reference 21/P/2894/FUL
Application Received Fri 15 Oct 2021
Application Validated Fri 15 Oct 2021
Address Union House 3 High Street Weston-super-Mare
BS23 1HA
Proposal Construction of an additional floor on the
existing roof to create 2no. four bed flats
Status Decided
Decision Approve
Decision Issued Date Thu 06 Jan 2022
Appeal Status Unknown
Appeal Decision Not Available

FLAT 6 – 90 m2 / 968 Sq Ft
Entrance Hall | Bed 1 | Bed 2 | Bed 3 | Bed 4 | Lounge |
Separate Kitchen | Bathroom 1 | Bathroom 2

CURRENT INCOME & TENANTS

GROUND FLOOR

3 High Street
The Phone Guys
12/12/2021 to 13/12 /2030
£10,995 pa

5 - 7 High Street
Weston Meat Shack (www.westonmeatshack.co.uk)
1/1/2121 to 31/12/2026
£25,000 pa

9 High Street
Coral Bookmakers (recently refurbished internally)
Sublet from First Bus

11 High Street
Coral Bookmakers (recently refurbished internally)
Sublet from First Bus

PROPOSED SCHEME - SIZE INFO

Top Floor (new third)
Flat 6 - 119.42m2
Flat 5 - 110.28m2
Communal area (stairs, storage / plant room) - 19.65m2

Second Floor

Flat 4 - 166.34m²

Flat 3 - 164.91m²

Communal area (stairs, storage / plant room) - 22.65m²

First Floor

Flat 2 - 169.12m²

Flat 1 - 164.91m²

Communal area (stairs, storage / plant room) - 22.65m²

Ground Floor

Communal area (stairs, cycle storage / waste / recycling) - 21.98m²

Retail North - 170.54m²

Retails South - 166.14m²

STANDARD AUCTION INFORMATION

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 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 listings – look for the big red button.

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 (£1000 + 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 (£6,200)

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

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

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.

2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ www.gympanzees.org

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan holds the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.