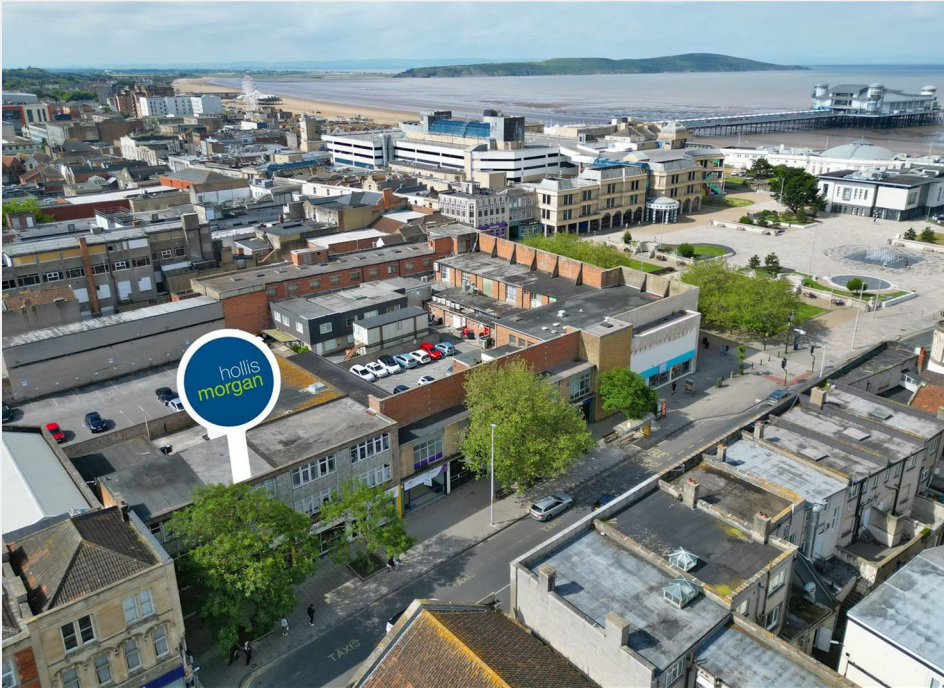


## 12 A Waterloo Street, Weston-Super-Mare, North Somerset, Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE
- VACANT RETAIL UNIT | 3 BED FLAT
- PARKING SPACE | INVESTMENT OPPORTUNITY
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE PROPERTY ( 1710 Sq Ft ) with GROUND FLOOR RETAIL and self contained 3 BED FLAT | Scope for £23,400 pa

# 12 A Waterloo Street, Weston-Super-Mare, North Somerset, BS23 1LG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 12 A, Waterloo Street Weston-Super-Mare, North Somerset, BS23 1LG

Lot Number TBC

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 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 property ( 1710 Sq Ft ) occupying a prominent trading position just moments from Weston Seafront. The property comprises a vacant ground floor retail unit with a self contained 3 bedroom maisonette above and parking space to the rear. Sold subject to existing AST tenant in the maisonette.

Tenure - Freehold

Council Tax - B

EPC - E & D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

MIXED USE INVESTMENT | SCOPE FOR £23,400 PA

The property is sold with vacant possession of the commercial unit and AST tenant in the flat with scope for £23,400 pa

### MAISONETTE INCOME

The maisonette is currently let on a periodic AST for £750 pcm with the tenants having been in situ since circa 2021

We understand the current market rent is now £950 pcm.

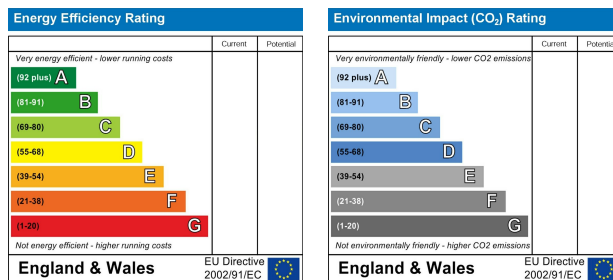
### RETAIL + PARKING - £1,000 pcm

We understand there is scope for £1,000 pcm for the retail unit with parking space.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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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.