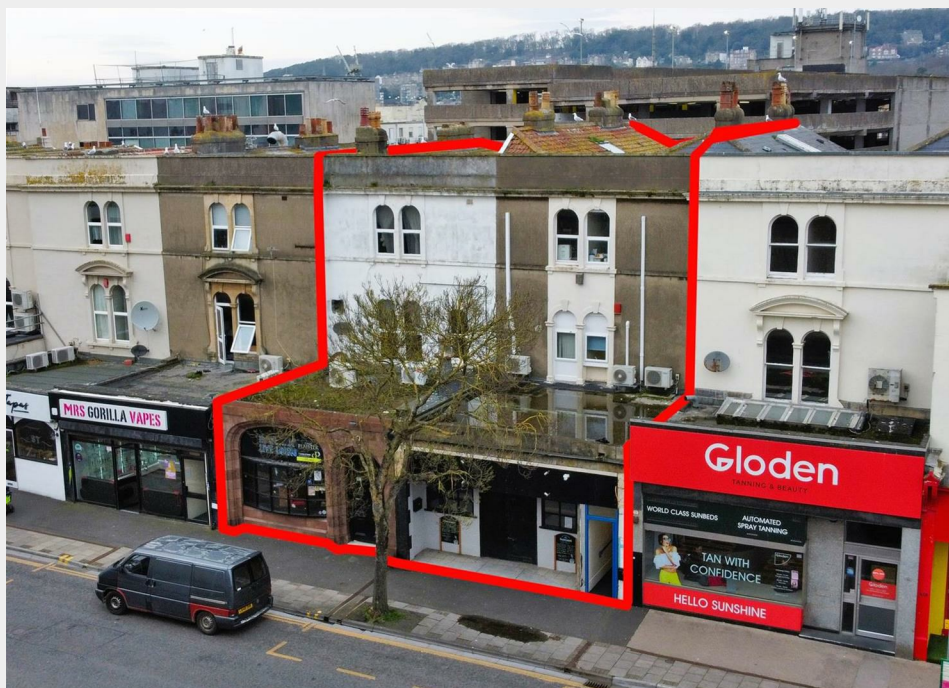


## 49 - 51 Oxford Street, Weston-Super-Mare, North Somerset, Auction Guide Price +++ £495,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH MAY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BLOCK
- INVESTMENT | £57,300 PA
- NIGHTCLUB | DENTIST SURGERY | FLATS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION - A Freehold MIXED USE INVESTMENT | ADJOINING BLOCK ( 8022 Sq Ft ) producing £57,300 pa comprising Nightclub, Dentist Surgery and 2 self contained flats.

# 49 - 51 Oxford Street, Weston-Super-Mare, North Somerset, BS23 1TN

## Accommodation

## Floor plan

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 49 & 51 Oxford Street, Weston-super-Mare, North Somerset BS23 1TN

Lot Number 19

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30  
Registration Deadline is on Monday 13th May 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 investment comprising both 49 and 51 Oxford Street ( 8022 Sq Ft ) located just moments from the sea front.

49 Oxford Street

Ground Floor - Nightclub

First Floor - Self contained 2 bedroom flat with access from rear

Top Floor - Self contained 3 bedroom flat with access from rear

51 Oxford Street

Ground Floor - Bar

First & Second Floors - Dentist Surgery

Tenure - Freehold

Council Tax - Mixed Use

EPC - Refer to Legal Pack

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

MIXED USE INVESTMENT | £57,300 pa

The property produces £57,300 pa from 5 tenants - please refer to legal pack for copies of leases.

### SCHEDULE OF INCOME

49 Oxford

Ground Floor - £15,000 pa on FRI 5 year lease from March 2024

First Floor - £900 pcm | £10,800 pa on AST ( Now rolling | Periodic )

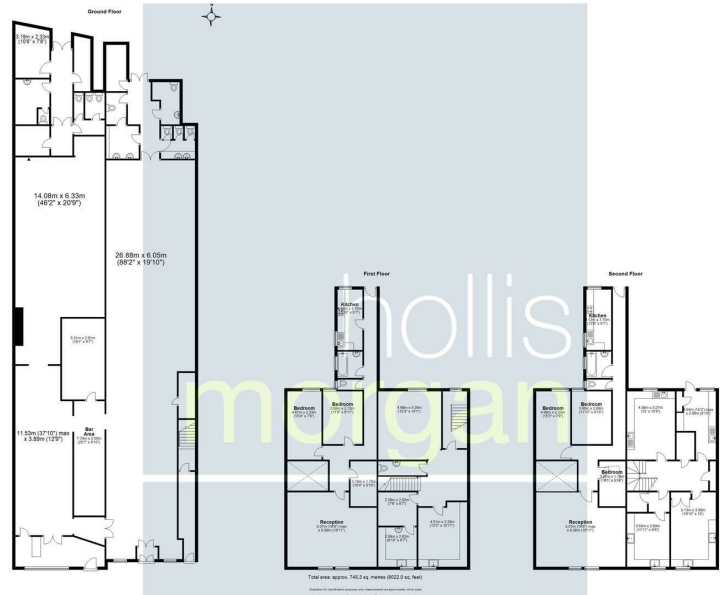
Top Floor - £1000 pcm | £12,000 pa on AST ( Now rolling | Periodic )

51 Oxford

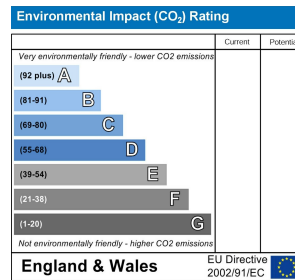
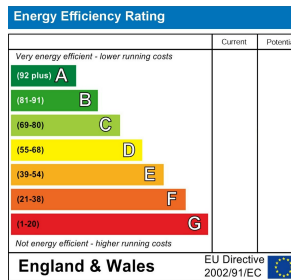
Ground Floor - £10,000 pa on FRI 3 year lease from March 2024

First & Second Floor - £9,500 pa on FRI 9 year lease with 5 years remaining ( currently awaiting rent increase to £12k pa - please refer to legal pack )

There is scope ( subject to consents and vacant possession ) to convert the upper floors of 51 Oxford into residential accommodation similar to next door.



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

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Please refer to our website for further details.