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hollis
morgan
auction



99 High Street, Yatton, Bristol, BS49 4DW

Auction Guide Price £150,000 +++

Hollis Morgan – A Freehold MIXED USE OPPORTUNITY (1730 Sq Ft) comprising LARGE OFFICE (Scope for Resi Conversion stc) and SELF CONTAINED FLAT all with VACANT POSSESSION.

THE PROPERTY

A Freehold end of terrace mixed use period property comprising two elements.

99 High Street Yatton, Bristol, BS49 4DW - Vacant Office on Ground & First Floor

48 Elborough Avenue, Yatton, Bristol BS49 4DS - Self contained flat on top floor

All with vacant possession.

LOCATION

The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

THE OPPORTUNITY

MIXED USE INVESTMENT

The property will be sold with vacant possession but have scope for an income from both the office and the flat.

We are informed office was historically let for £600 pcm and the flat for £675 pcm but we understand there is scope to increase these to current rents.

OFFICES | RESI CONVERSION

Interested parties may wish to investigate converting the office into residential accommodation - subject to consents.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this

property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

99, High Street flat – £800pcm - 850pcm.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

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.