



67-69 HIGH STREET  
NAILSEA, BRISTOL, BS48 1AW

Auction Guide £1,850,000+

- 23 May 2024 LIVE ONLINE AUCTION
- Prime freehold investment/break-up opportunity
- 14 newly constructed/converted flats
- Potential rental income in excess of £151,000 PA plus service charge
- Break-up values of circa £2.7M
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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# 67-69 HIGH STREET, NAILSEA, BRISTOL, BS48 1AW

## Auction Guide £1,850,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

SUBSTANTIAL FREEHOLD INVESTMENT - 14 NEWLY CONSTRUCTED/CONVERTED FLATS

### DESCRIPTION

A substantial three storey freehold property comprising 14 newly converted/constructed one-bedroom apartments over the first and second floors with 4 retail units that have been sold off on a long leasehold basis. The majority of the apartments are currently let producing £900 pcm which will equate to an annual income of circa £151,200 once fully occupied. The apartments have been finished to a high standard with modern kitchens/bathrooms and neutral decor throughout. A superb rental investment situated in the heart of Nailsea town centre or potential break-up opportunity with potential sales figures totalling circa £2,700,000.

### LOCATION

The property is situated on the High Street in the heart of Nailsea town centre with parking available in Station Road car park to the rear. Easy access is provided to Bristol and the M5 motorway.

### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

### GROUND FLOOR

Comprising four retail units (sold off on a long leasehold basis) with stairs to the first floor and bin and bicycle stores for the 14 apartments.

### FIRST FLOOR

Comprising 7 self-contained modern one-bedroom flats.

### SECOND FLOOR

Comprising 7 self-contained modern one-bedroom flats.

### TENANCY DETAILS

The majority of the flats are let on Assured Shorthold Tenancy agreements producing £900 pcm. Flat 12 has been intentionally left vacant for the purposes of carrying out viewings. Please refer to the online legal pack for copies of the tenancy agreements.

### SERVICE CHARGE

We understand from the vendor that a service charge of £250 pcm per retail unit will be payable to the freeholder (£12,000 per annum). Please refer to the online legal pack for further details.

### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

### TENURE

The property is for sale on a freehold basis, subject to the ASTs of the tenanted flats and the long leasehold titles of the ground floor commercial units that have been sold.

### ENERGY PERFORMANCE CERTIFICATES (EPCs)

Flats 1-4: Energy Rating - D

Flats 5-14: Energy Rating - C.

### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### RESERVE PRICE

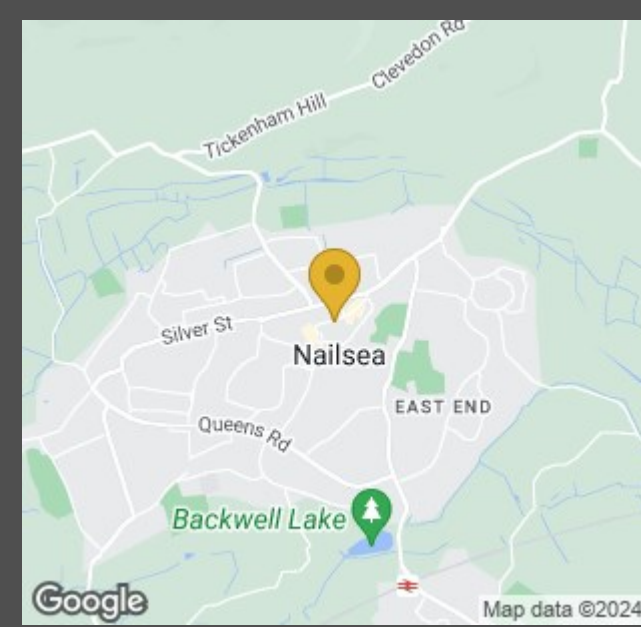
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.



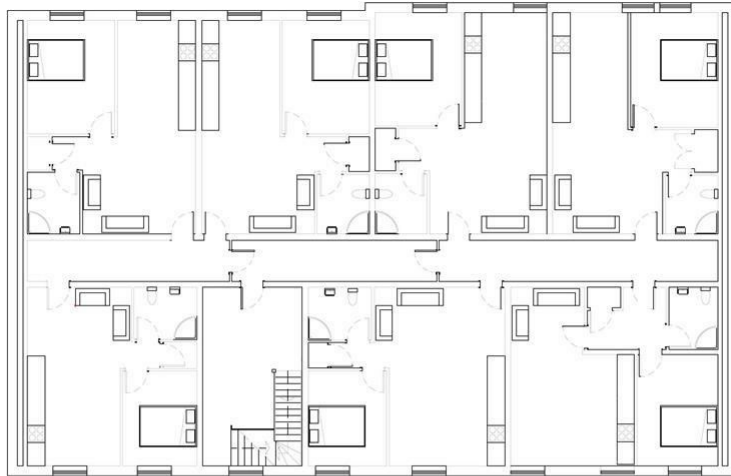




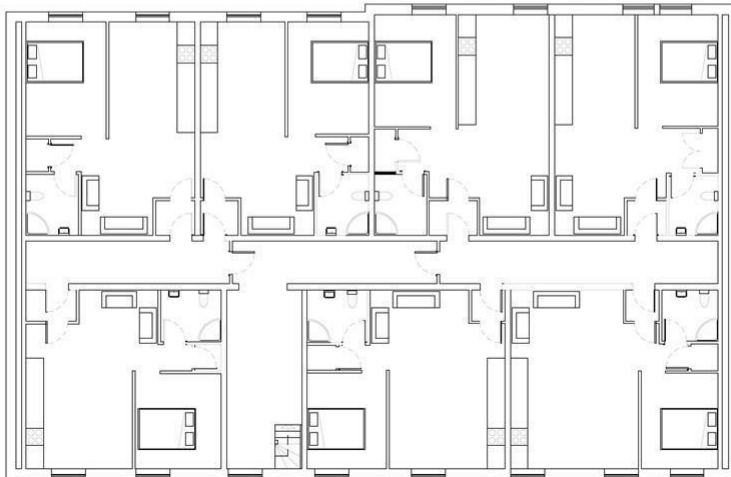
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FIRST FLOOR



SECOND FLOOR



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