



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

Auction Guide £1,500,000+

- SOLD FOR £1,650,000 - 19 September Auction
- Prime freehold investment/break-up opportunity
- 14 newly constructed/converted flats
- Fully-let producing £153,000 PA
- 8-week completion



Auction & Commercial
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TROJAN TOWERS 67-69 HIGH STREET, NAILSEA, BRISTOL, BS48 1AW

Auction Guide £1,500,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £1,650,000 - 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. All of the apartments are currently let producing £900 - £950 pcm equating to a total annual rental income of £153,000. 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.

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 the floor plan for the internal configuration of the building.

TENANCY SCHEDULE

FLAT 1 - Let on a 6 month AST from 11/01/2024 at £900 pcm (renewed for a further 12 months from 11/07/2024).
FLAT 2 - Let on a 12 month AST from 15/12/2023 at £900 pcm.
FLAT 3 - Let on a 6 month AST from 02/02/2024 at £900 pcm (renewed for a further 12 months from 2/08/2024).
FLAT 4 - Let on a 6 month AST from 16/03/2024 at £900 pcm.
FLAT 5 - Let on a 6 month AST from 07/03/2024 at £900 pcm.
FLAT 6 - Let on a 6 month AST from 14/03/2024 at £950 pcm (6 months rent paid in advance).
FLAT 7 - Let on a 12 month AST from 15/12/2023 at £900 pcm.
FLAT 8 - Let on a 6 month AST from 06/02/2024 at £900 pcm.
FLAT 9 - Let on a 12 month AST from 16/12/2023 at £900 pcm.
FLAT 10 - Let on a 12 month AST from 18/03/2024 at £950 pcm (12 months rent paid in advance).
FLAT 11 - Let on a 12 month AST from 05/09/2024 at £900 pcm.
FLAT 12 - Let on a 12 month AST from 30/08/2024 at £900 pcm.
FLAT 13 - Let on a 12 month AST from 02/09/2024 at £900 pcm.
FLAT 14 - Let on a 6 month AST from 08/02/2024 at £950 pcm.

TOTAL RENTAL INCOME: £153,000 PER ANNUM

For flats 6 and 10 where the rent has been paid in full in advance, an allowance will be made upon completion.

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.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Flats 1-4: Energy Rating - D
Flats 5-14: Energy Rating - C.

*GUIDE PRICE

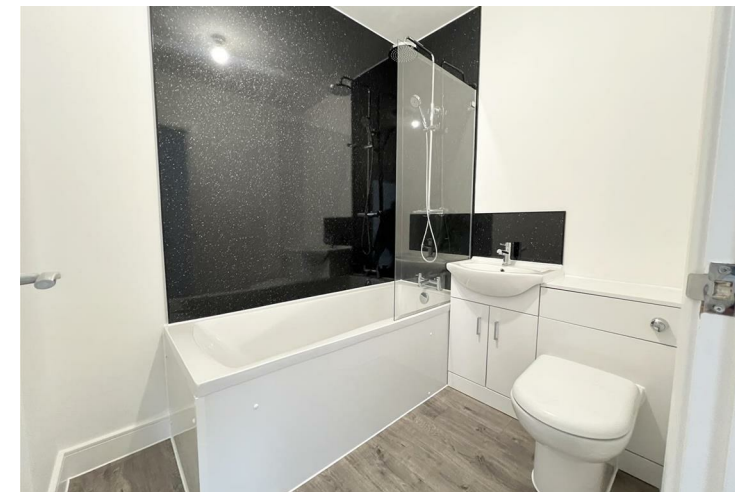
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

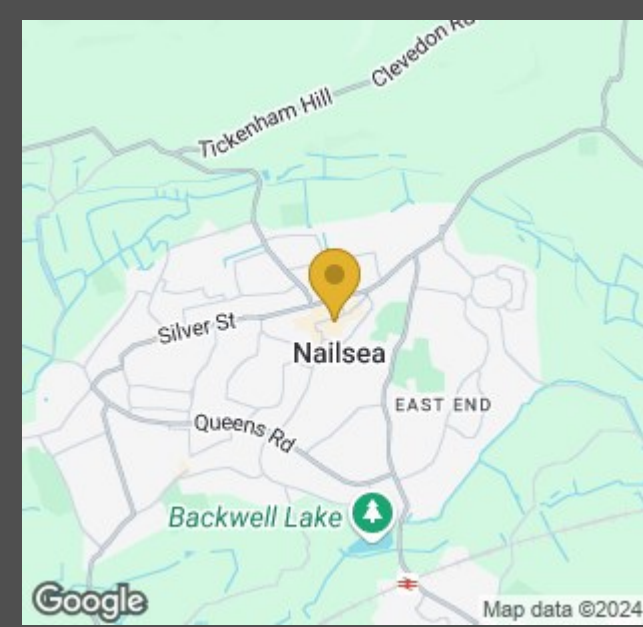
RESERVE PRICE

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

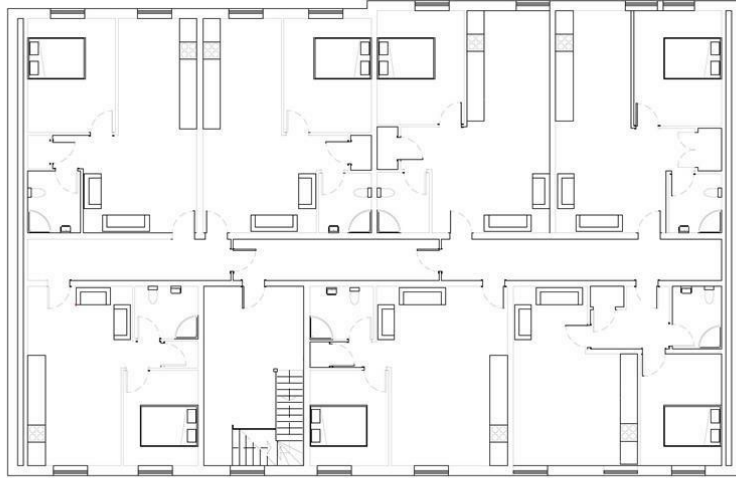
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.



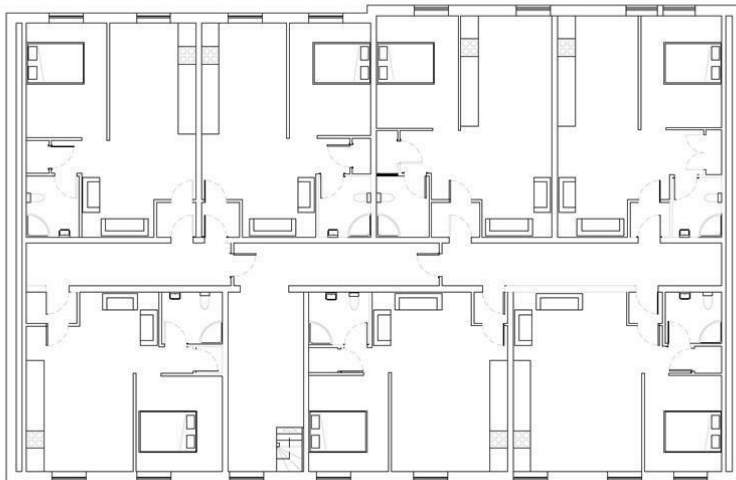


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FIRST FLOOR



SECOND FLOOR



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