

## 25, Baker Street, Weston Super Mare, North Somerset, BS23

Sold @ Auction £285,000



- FREEHOLD
- MIXED USE BLOCK
- 2 X FLATS
- 1 X RETAIL
- DEVELOPMENT POTENTIAL
- SOLD @ NOVEMBER LIVE ONLINE AUCTION
- TENANTED FLATS
- VACANT COMMERCIAL

Hollis Morgan – A Freehold MIXED USE CORNER PROPERTY ( 2535 Sq Ft ) comprising LARGE RETAIL UNIT plus 2 X FLATS with DEVELOPMENT POTENTIAL stp

# 25, Baker Street, Weston Super Mare, North Somerset, BS23 3AA

## Accommodation

### THE PROPERTY

\*\*\* SOLD @ NOVEMBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £285,000 +++  
SOLD @ £285,000

ADDRESS | 25 Baker Street, Weston-Super-Mare, North Somerset BS23 3AA

An imposing Freehold mixed use corner property ( 2535 Sq Ft ) occupying a prominent position in the town centre and close to the Sea Front. The property has a large commercial unit on the ground floor with front, side and rear access that has operated as an independent laundrette for many years but will be sold with vacant possession with the option to include the contents ( please refer to online legal pack. The upper floors are accessed from the Wooler Road aspect with separate independent access leading to a large self contained one bedroom flat and roof terrace on the first floor and a self contained two bedroom flat on the top floor - both sold subject to the existing AST tenants.

Tenure - Freehold  
Council Tax - Band A  
EPC - E (Flats) C (Commercial)

### THE OPPORTUNITY

MIXED USE INVESTMENT

The ground floor retail will be offered with vacant possession but has scope to generate £12,000 pa

The first floor flat is let on AST producing £690 pcm ( In occupation since 2021 ) but has scope to be increased to £800 pcm in line with current market rents.

The top floor flat is let on AST producing £690 pcm ( In occupation since 2021 ) but has scope to be increased to £825 pcm in line with current market rents.

We understand the AST in includes Water /sewage and the night store winter heating charge.

### DEVELOPMENT | SCOPE TO EXTEND

The ground floor retail area has scope for conversion into 1 or 2 residential units.

Both flats would now benefit from basic updating and there is potential to rearrange the layout and improve in order to increase the rental income. Please refer to independent rental appraisal .

Interested parties will note the large roof terrace on the first floor and the air space above which has potential to be developed into either additional units or to extend the existing flats.

We understand no planning of this nature has been recently sought - interested parties to make their own investigations. All above subject to gaining the necessary consents.

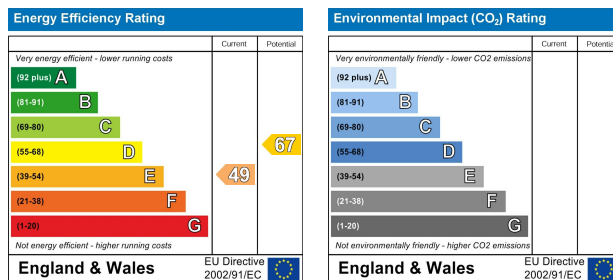
### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local commercial agents for £425,000 and is now offered with a reduced guide price for a sale by live online auction.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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