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## LOT 10 - 28 Benedict Street, Glastonbury, BA6 9EX

**For auction Guide Price £250,000 +**

An exciting opportunity to purchase a substantial freehold investment property in the centre of Glastonbury offering further development potential, subject to obtaining the necessary consents. The property is currently arranged to provide a ground floor commercial premises with two large 2 bedroom maisonettes over the first and second floors. To the rear of the property are a number of single storey outbuildings and a yard. Planning consent was previously granted for the conversion of the ground floor into a 2 bedroom flat, which has now lapsed. A fantastic opportunity for investors and developers.





# LOT 10 - 28 Benedict Street, Glastonbury, BA6 9EX



## FOR SALE BY AUCTION

This property is due to be auctioned on the 27th November 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

SUBSTANTIAL FREEHOLD INVESTMENT WITH DEVELOPMENT POTENTIAL

## DESCRIPTION

A substantial freehold period investment property, situated in a central location in Glastonbury. The property comprises a ground floor commercial premises with various workshops and outbuildings to the rear and two large 2 bedroom maisonettes arranged over the first and second floors. The property offers scope to convert the ground floor to residential accommodation (planning previously granted for a 2 bedroom flat but now lapsed) and the outbuildings to the rear may offer further potential to develop, subject to obtaining the necessary consents.

## LOCATION

The property is situated on Benedict Street off the High Street in the centre of Glastonbury. The popular Somerset town of Glastonbury is situated approximately 23 miles south of Bristol and approximately 26 miles southwest of Bath.

## ACCOMMODATION

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

**GROUND FLOOR - Approx. 1,518 sq ft (141 sq m)**

Comprising a double fronted retail premises with various offices, stores and workshops to the rear (shaded grey on floorplan).

## 28A BENEDICT STREET - Approx. 789 sq ft (73.2 sq m)

Comprising a spacious 2 bedroom maisonette with the first floor arranged to provide a lounge and kitchen/diner and the second floor consisting of two double bedrooms and a bathroom.

## 28B BENEDICT STREET - Approx. 701 sq ft (65.2 sq m)

Comprising a spacious 2 bedroom maisonette with the first floor arranged to provide a lounge, kitchen and bathroom and the second floor consisting of two double bedrooms.

## OUTSIDE

To the rear of the property is a yard and various single storey extensions that may offer further scope for redevelopment, subject to obtaining the necessary planning consents.

## PLANNING HISTORY

### Application No.

2012/1176.

### Description of Development

Conversion of property from shop with stores to a single 2 bedroom flat, including removal of shop front and replacement with a window and partial demolition of single storey rear projections.

### Date of Decision

APPROVED - 05 September 2012



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

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.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

