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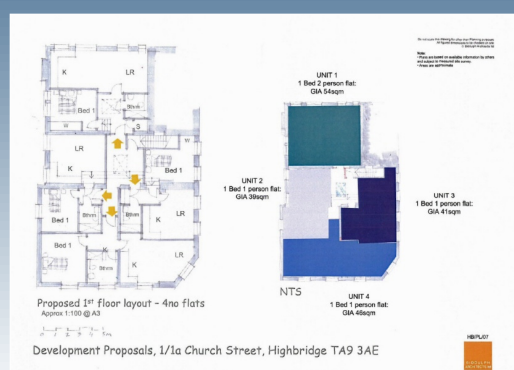


LOT 999 - 1 Church Street, Highbridge, TA9 3AE

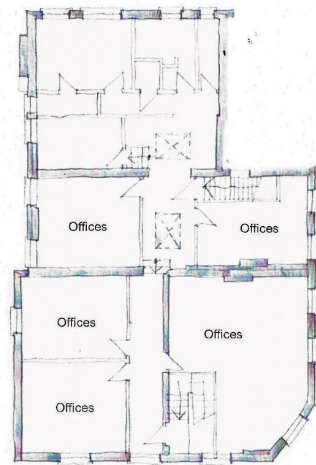
For auction Guide Price £140,000 +

FREEHOLD DEVELOPMENT OPPORTUNITY WITH PLANNING GRANTED

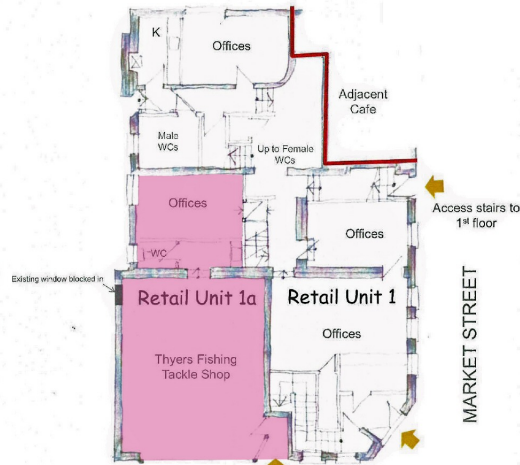
A substantial freehold corner property situated in a prominent position in the centre of Highbridge. The existing accommodation is arranged to provide two ground floor retail units (one of which will be retained by the seller on a long leasehold basis) with additional office space at first floor level and to the rear of the retail units. Full planning consent has been granted for the conversion of the first floor offices into 4 one-bedroom flats. A fantastic opportunity for developers and investors.



LOT 999 - 1 Church Street, Highbridge, TA9 3AE



Existing 1st floor layout



Existing ground floor layout

Unit 1A to be retained on a long leasehold basis

FOR SALE BY AUCTION

This property is due to be auctioned on the 24th February 2020 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

FREEHOLD DEVELOPMENT/INVESTMENT OPPORTUNITY WITH PLANNING GRANTED

DESCRIPTION

The property comprises a substantial freehold corner property comprising two ground floor retail units, one of which is let producing £5,000 per annum and the other is excluded from the sale and will be retained by the seller on a long leasehold basis along with the single storey bait store located in the yard. The property also includes the first floor office space and ancillary accommodation (over 2,000 sq ft), further office space to the rear of the retail units, basement level storage and a rear courtyard. Full planning consent has been granted for the conversion of the first floor offices into 4 self-contained 1-bedroom flats.

LOCATION

The property is situated in a prominent position on the corner of Church Street and Market Street in the centre of Highbridge, a small market town on the edge of the Somerset Levels. Highbridge is located approximately 30 miles south west of Bristol and 7 miles north of Bridgwater.

The proximity to Hinkley Point nuclear power station offers excellent rental and sales potential for the proposed flats.

ACCOMMODATION (Approx. GIA)

Ground Floor: Retail and ancillary - 1,095 sq ft (101.7 sq m)

First Floor: Offices and ancillary - 2,042 sq ft (189.7 sq m)

Basement: Storage - 136 sq ft (12.6 sq m)

PLANNING

Full planning consent was granted by Sedgemoor District Council for 'Change of use of existing first floor offices into 4 one-bed flats and alterations to existing shop front to former bank premises' on 09/05/2017 under application no. 11/17/00032. Full plans are available via Sedgemoor District Council's planning portal.

TENURE / LEASE DETAILS

The property is offered for sale on a freehold basis, subject to a lease of the ground floor retail unit to 'Vault of Gold' at £5,000 per annum expiring on 26/02/2020. The lease is excluded from the Landlord & Tenant Act.

The sale excludes 1A Church Street (including bait store in yard) trading as Thyers Fishing Tackle, which the seller will retain on a long leasehold basis at a peppercorn ground rent.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SOLICITOR

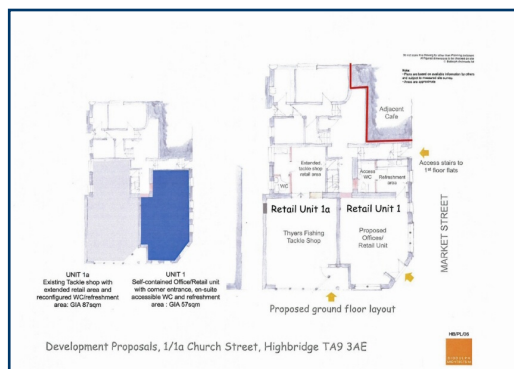
Ms H Jones, Wards

Tel: 01275 850470

Email: heather.jones@wards.uk.com

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.



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.

