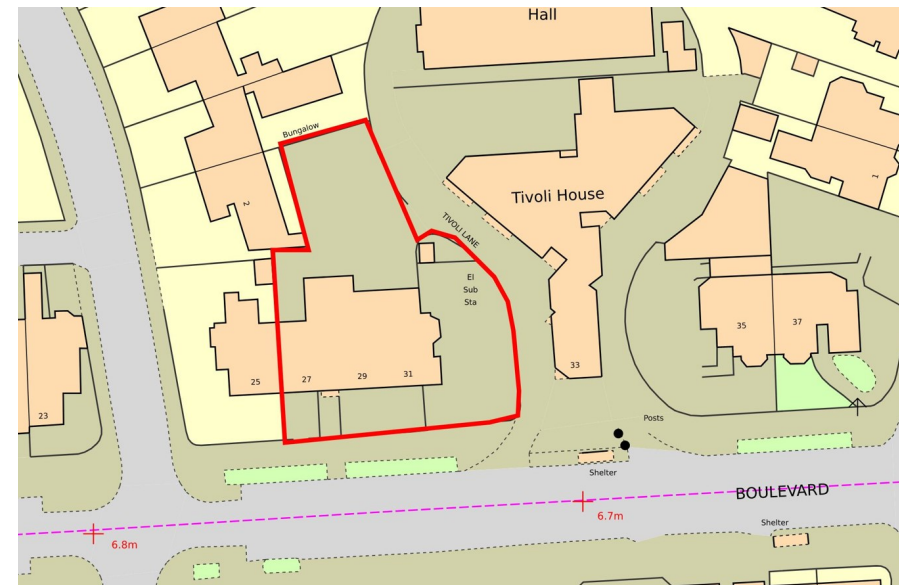


INVESTMENT / DEVELOPMENT OPPORTUNITY FOR SALE

27-31 The Boulevard, Weston Super Mare, Somerset, BS23 1NF



- Excellent opportunity to acquire a substantial mixed use freehold property comprising three large Victorian terraced buildings.
- Part let with a rental income of £109,674 pax with reversionary rental income once fully let
- Suitable for redevelopment subject to the necessary planning consents
- Large car park offering potential for additional development
- Total lot size of approximately 12,276 sq ft
- Quoting price upon application



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The subject property is located on the Boulevard, one of three arterial routes leading into Weston town centre and the sea front, and a busy commercial strip within a predominantly residential area, offering a mix of users to include cafes, restaurants, professional services, hair dressers, and health & medical.

Weston Super Mare is conveniently located within approximately 2 miles of Junction 21 of the M5 Motorway, which provides access to the south west and the wider motorway network. Bristol is located approximately 24.5 miles north east, Bridgewater is approximately 22 miles south, and Bath is approximately 30 miles east.

Weston Super Mare train station is located approximately half a mile (and a 10 minute walk) away, and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.

DESCRIPTION

The property comprises a Victorian terrace believed to have been originally constructed as separate dwellings and which provide accommodation for a mix of occupiers to include a restaurant and offices.

27-31 is configured over three floors plus a lower ground floor. The building has been reconfigured internally to provide large open floorplates across each floor. The upper floors are fitted out and occupied as offices, whilst the lower ground floor is let to a restaurant operator.

Externally, there are car parks to the sides and rear which provide further potential for extension of the existing buildings, or the construction of a new building, subject to the necessary planning consents.

QUOTING PRICE

Upon Application

THE OPPORTUNITY

Part let with a rental income of £109,674 pax with reversionary rental income once fully let.

The property also offers the opportunity for redevelopment to residential with the potential for Permitted Development Rights to be utilised. We recommend that interested parties make their own investigations in relation to planning matters.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate Net Internal floor areas:

AREA	SQ FT	SQ M
27-31—Lower ground floor (<i>Restaurant</i>)	4,114	382.20
27-31—Upper ground floor (<i>Offices</i>)	2,896	269.04
27-31—First floor (<i>Offices</i>)	2,691	250.0
27-31—Second Floor (<i>Offices</i>)	2,575	239.22
Total	12,276	1,140.46

PLANNING

Use Class E - therefore suitable for a wide range of uses.

VAT

We have been advised that the property is elected for VAT.

EPC

Available upon request.



TENANCY SCHEDULE:

Description	Tenant	Passing Rent	Repairs	Start Date	Expiry	Break Dates	Rent Reviews	LTA 1954 Act
27-31—Lower Ground Floor	Almost Italians Ltd	£36,000	Effectively FRI	20/10/2023	19/10/2026	N/a	N/a	Excluded
27-31—Upper Ground Floor (Part:	Vacant	-	-	-	-	-	-	-
27-31—Upper Ground Floor (Part:	Vacant	-	-	-	-	-	-	-
27-31—First Floor	Nest GI Ltd	£37,674	Effectively FRI	01/09/2024	31/12/2029	-	-	Excluded
27-31—Second Floor	N Notaro Homes Limited	£36,000	Effectively FRI	9/08/2023	8/08/2024	N/a	N/a	Excluded
Total		£109,674						



LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: Tom@burstoncook.co.uk

SUBJECT TO CONTRACT

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 27-31 The Boulevard, Weston Super Mare,
North Somerset, BS23 1NF
Lot Number TBC
The Live Online Auction is on Wednesday 11th
December 2024 @ 17:30

Registration Deadline is on Monday 9th December 2024
@ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose to bid by telephone,
proxy or via your computer. Registration is a simple online process – please visit the
Hollis Morgan auction website and click “REGISTER TO BID”

JOINT AGENTS

Burston Cook

THE PROPERTY

An imposing Freehold terrace of 3 period properties with accommodation (12,276 Sq Ft)
arranged over four floors with car parks to the side and rear on a plot of
circa 0.3 acres just a few moments from the Seafront. Sold subject to existing tenancies.

Lower Ground Floor - 4,114 Sq Ft
Upper Ground Floor – 2,896 Sq Ft
First Floor - 2,691 Sq Ft
Second Floor - 2,572 Sq Ft
Total - 12,276 Sq Ft
Use Class - E

reduced price for auction.

Potential £141,674 pa

Tenure - Freehold

EPC - C

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flenanciesood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

COMMERCIAL INVESTMENT

The property currently generates £109,674 per annum income with scope for £141,674
pa once fully let.

DEVELOPMENT

The property and adjoining car parking offer a wide range of development opportunities
for both residential and HMO style investment blocks.
Subject to gaining the necessary consents and vacant possession.

REDUCED | AUCTION

The property has been previously marketed with commercial agents quoting £1m and
now with a reduced price for auction.

SCHEDULE OF INCOME

Lower Ground Floor - £36,000 pa | 20.10.23 – 19.10.26 |
Restaurant
Upper Ground Floor 1 – Vacant | Quoting £32,000 (£11
psf)
First Floor - £37,674 pa | 1.9.24 – 31.12.29 | Offices
Second Floor - £36,000 pa | 9.8.23 – 8.8.24 Offices
Total - £109,674 pa

VAT

We understand VAT is payable on this lot - Please refer to online legal pack for further
details.

SOLICITORS & COMPLETION

Philip Hogan
Henriques Griffiths
0117 909 8451
phogan@henriquesgriffiths.com
<https://www.henriquesgriffiths.com/>

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to
mutual consent.

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon
as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to pro-
vide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone



IMPORTANT AUCTION INFORMATION

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listing.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan. Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple - visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 - Complete the Online Bidding Form

Stage 2 - Upload your certified ID

Stage 3 - Invitation to bid

Stage 4 - Pay your security deposit (£6,200)

You are now ready to bid - Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

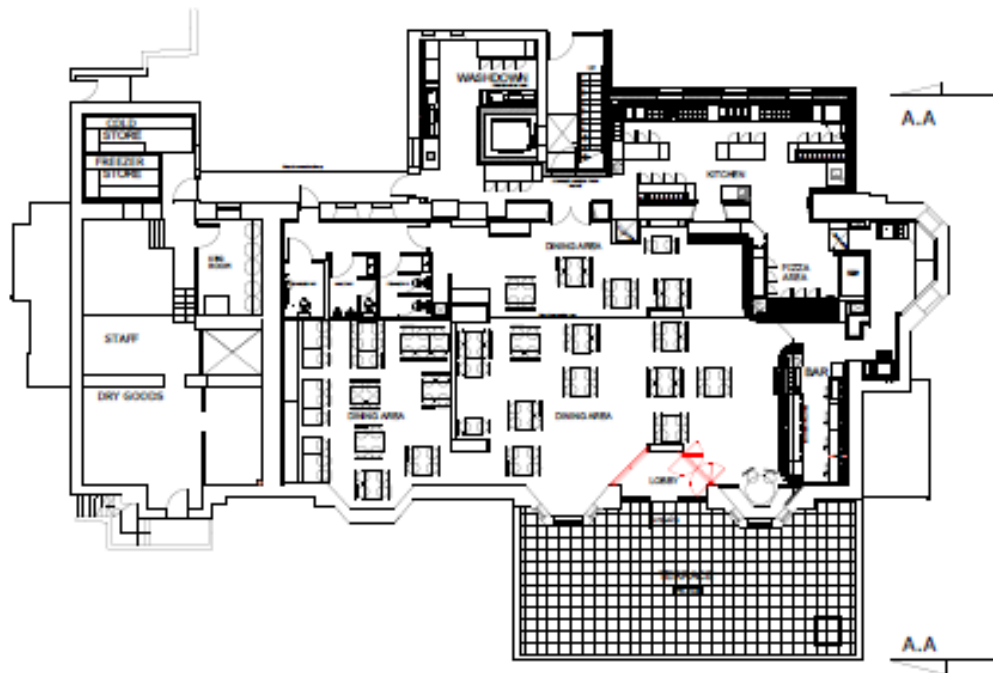
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

AUCTION PROPERTY DETAILS DISCLAIMER

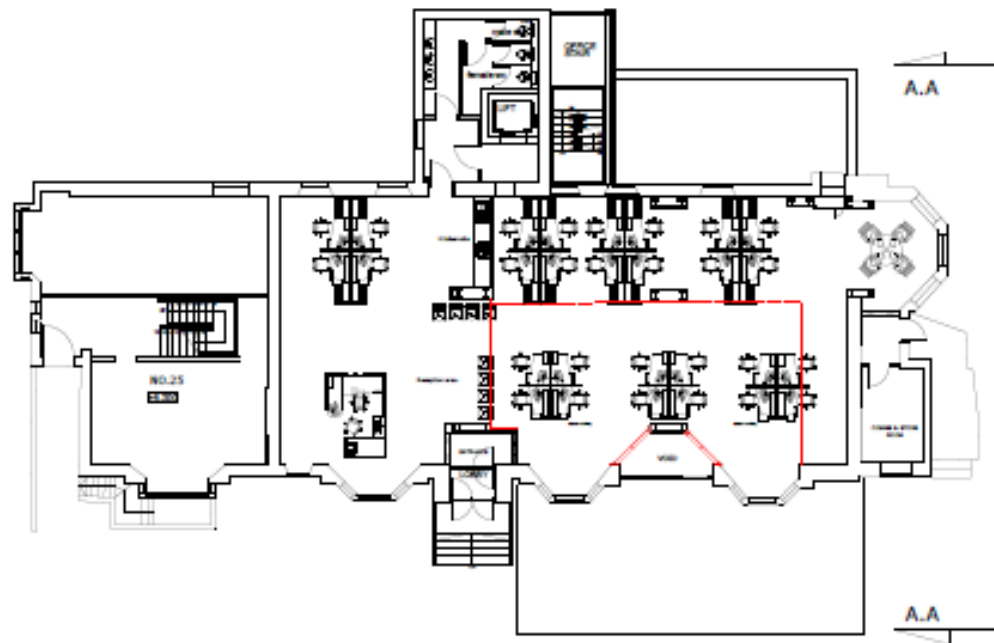
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. 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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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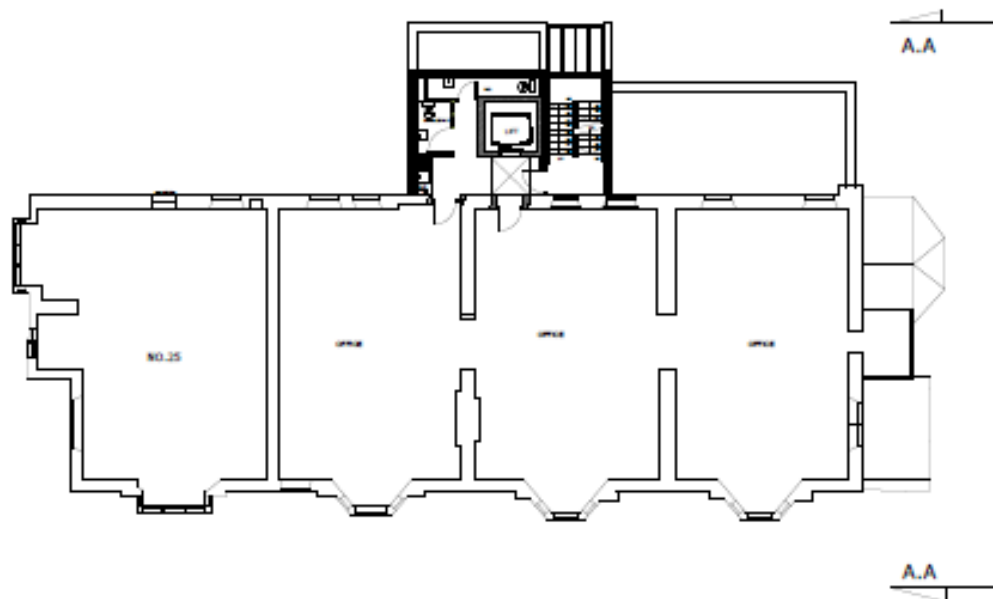




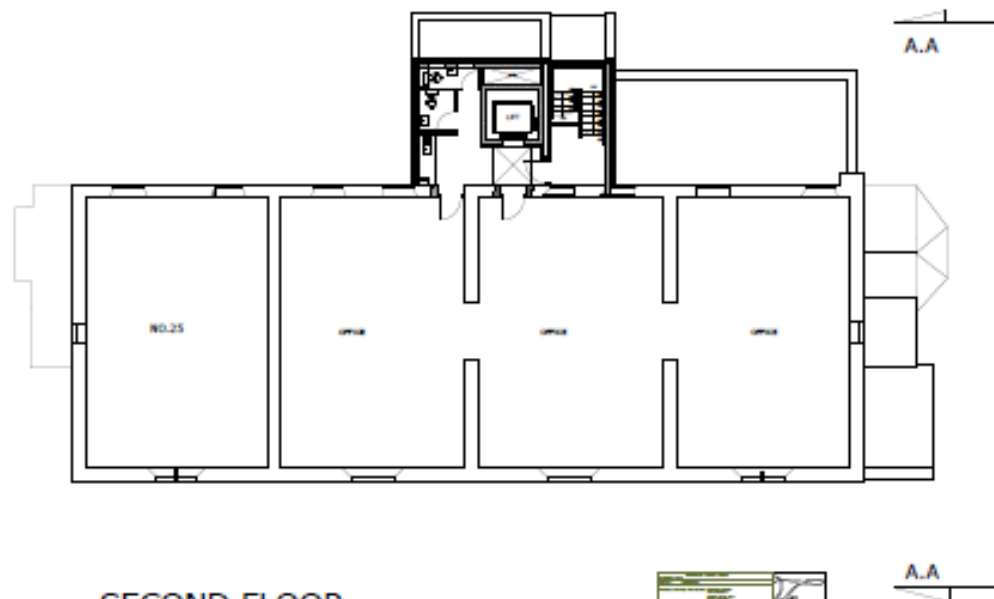
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NB Floor plan images include No. 25 which is not included in the sale