



73 High Street, Nailsea, North Somerset, BS48 1AW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

FOR SALE BY PUBLIC AUCTION

Subject to reserve, conditions of sale and unless sold otherwise

*Auction Guide Price £425,000- £450,000

For sale by Public Auction on Wednesday 27th March 2024 at Leigh Court, Pill Road, Abbots Leigh, BS8 3RA and online at 7.00pm.

Presenting a tremendous investment opportunity, this semi-detached, freehold commercial premises in Nailsea is set to go under the hammer. Currently operating as a hair salon, the property benefits from outline planning approval for a new and dynamic mixed-use development. The outline approval allows for the demolition of the existing commercial premises and the construction of 4 no. C3 residential units, along with a Class E commercial unit on the ground floor, commanding a prominent position along the bustling High Street of Nailsea.

Parking is available for approximately three vehicles at the rear of the property, with potential to expand parking facilities. With its prime location and the foresight for a modern, versatile development, this property offers an enticing proposition to investors looking for their next project. Don't miss the chance to secure this prominent commercial property bursting with potential.

Nailsea is located in the picturesque county of North Somerset, nestled within close proximity to Bristol and Bath, with various amenities and excellent transport links. Commercial EPC rating TBA, business rates may apply.

Auction Details:

- **Venue:** Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- **Date:** Wednesday 27th March 2024
- **Start Time:** 7:00pm
- **Bidding Options:** In room, online, proxy, telephone

*Guides 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 a Reserve (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.





Accommodation

Entrance

Timber framed single glazed door into entrance area and hallway with opening to main trading areas.

Room One

Reception area with a timber framed double glazed bay window, radiator, ceiling lights.

Room Two

Timber framed double glazed bay windows, wood effect laminate flooring, radiator, ceiling spotlights.

Stairs rising to upper levels and leading down to lower levels.

Lower Level Ground Floor

Room Three

Wood effect flooring, aluminium double glazed windows, doors to rooms, radiator, ceiling spotlights.

Treatment Room

UPVC double glazed window, radiator, timber door to outside rear.

Kitchen

Sink and drainer, space for appliances, wall mounted gas fired boiler, door to rear, ceiling light.

Cloakroom

Low level WC, wash hand basin, ceiling light.

First Floor

Split over two levels with an opening to Room Four and door to Room Five (top level).

Room Four

Aluminium double glazed windows, door to cloakroom and utility area, radiator, ceiling spotlights.

Cloakroom

Low level WC, wash hand basin, ceiling light.

Utility Area

Floor units providing space and plumbing for appliances, aluminium double glazed window, radiator, ceiling light.

Room Five (Top Level)

Wood effect flooring, various double glazed aluminium windows, radiators, stainless steel sink and drainer over floor units, ceiling spotlights, doors to useful storage rooms.

Outside

To the rear of the property is an area providing off street parking for approximately three cars.



Planning Permission

An outline planning application has been approved for the demolition of the existing large three-storey commercial premises and proposed erection of a new mixed-use development to contain 4 no. C3 residential units, with a Class E commercial unit to the ground floor fronting High Street. Reference: 23/P/0980/OUT.

Please Note

If you are attending the auction in person there is plenty of free parking at the venue. The integrity and structure of the property is 'sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.

Right of Access

There is a right of access over the alleyway at the side of the property.

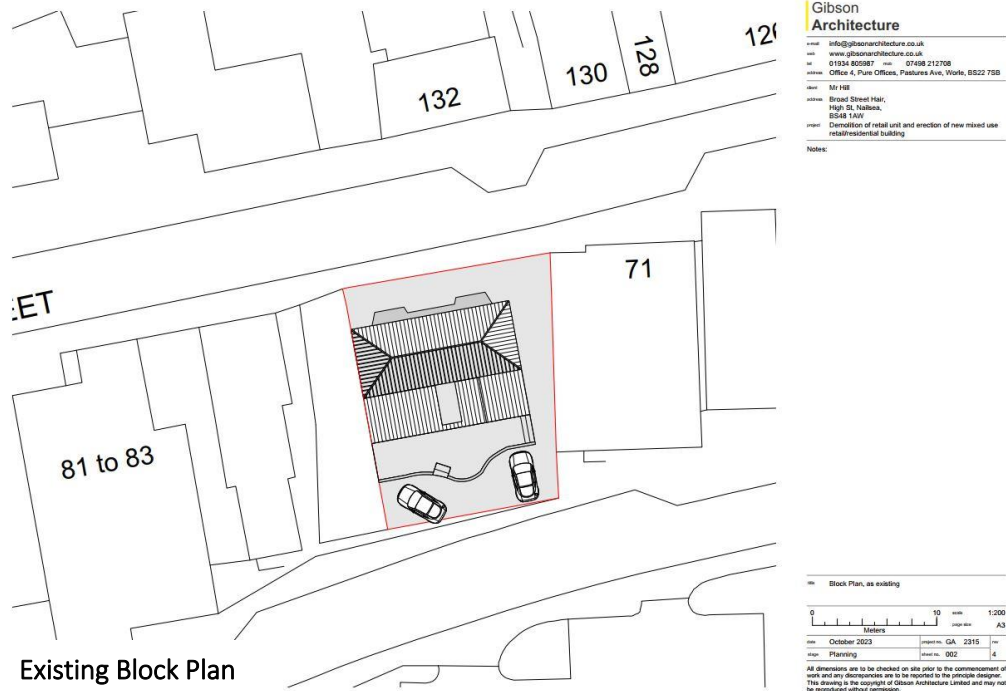
Tenure

Freehold.

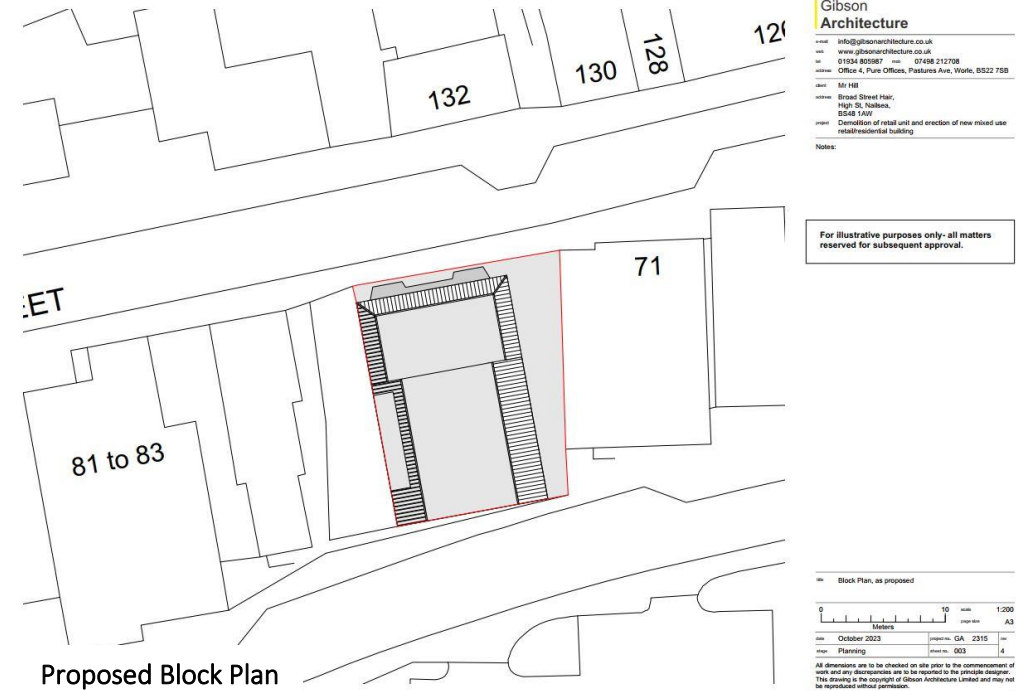
Services

Mains electricity, water, gas, drainage.

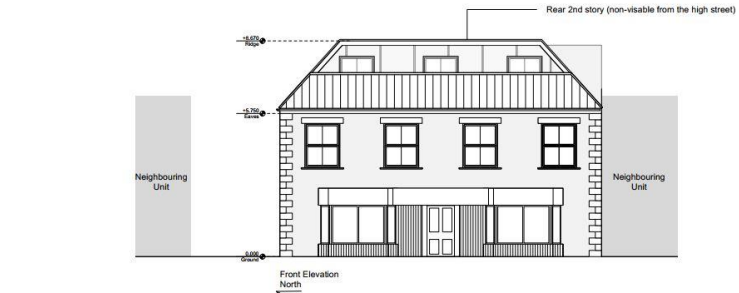




Existing Block Plan



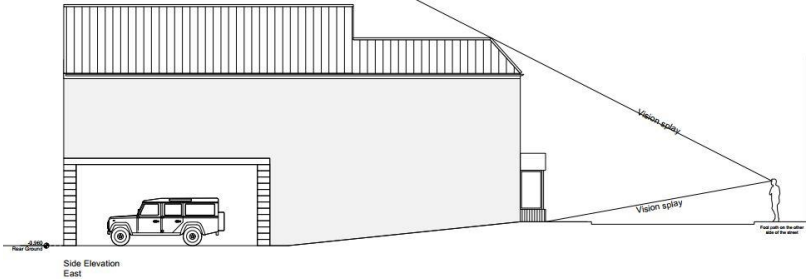
Proposed Block Plan



Gibson Architecture
 info@gibsonarchitecture.co.uk
 www.gibsonarchitecture.co.uk
 01934 805987 07498 212708
 Office 4, Pure Offices, Pastures Ave, Works, BS22 7SB
 Mr HB
 Broad Street Hair,
 High St, Nailsea,
 BS48 1AW
 Demolition of retail unit and erection of new mixed use
 retail/residential building

Notes:

Proposed Materials
 Walls Painted render
 Roof tiles Concrete Pantile, Concrete
 Double Roman, Redland 49
 Doors Metal & timber
 Windows Metal & timber
 Rainwater Goods UPVC



For illustrative purposes only- all matters reserved for subsequent approval.

Elevations, as proposed

0 5 1:100
Meters A3

October 2023 project no. GA 2315
 Drawing no. 008
 Planning

All dimensions are to be checked on site prior to the commencement of work and any discrepancies are to be reported to the principle designer. This drawing is the copyright of Gibson Architecture Limited and may not be reproduced without permission.

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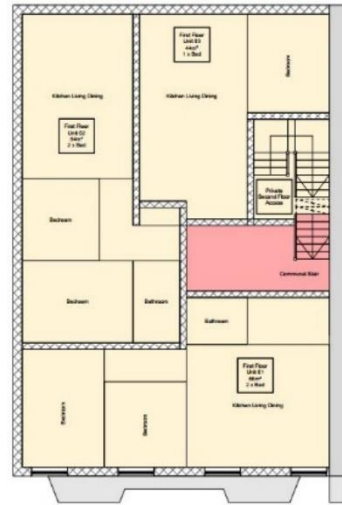
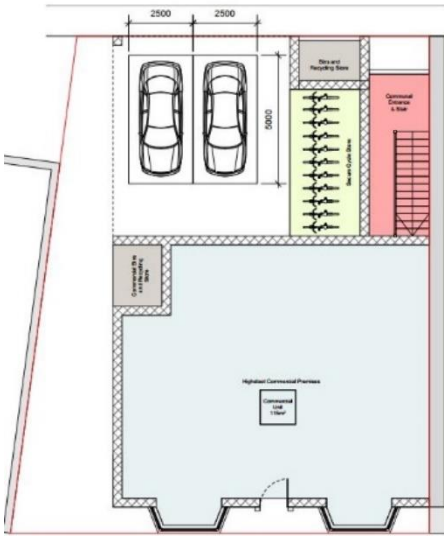
Elevations, as proposed

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Meters A3

October 2023 project no. GA 2315
 Drawing no. 009
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NOTE - Illustrative plan prove that all units meet size standards & have access to front or rear facing views to ensure high quality living conditions as well as provide natural surveillance within the neighborhood.

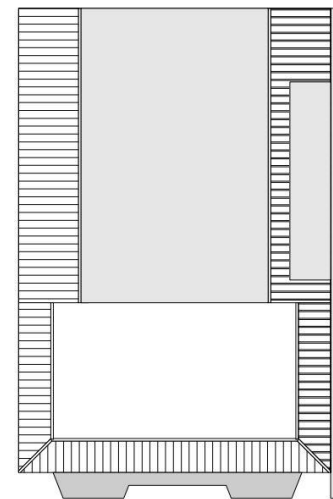
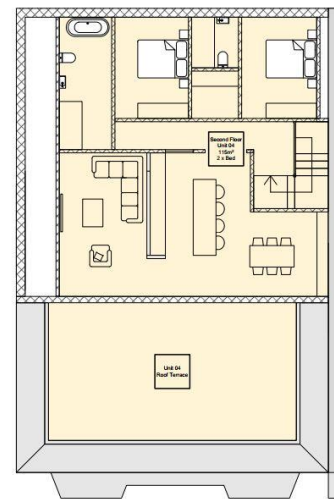
Plans, as proposed

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Meters A3

October 2023 project no. GA 2315
 Drawing no. 005
 Planning

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Proposed Plans



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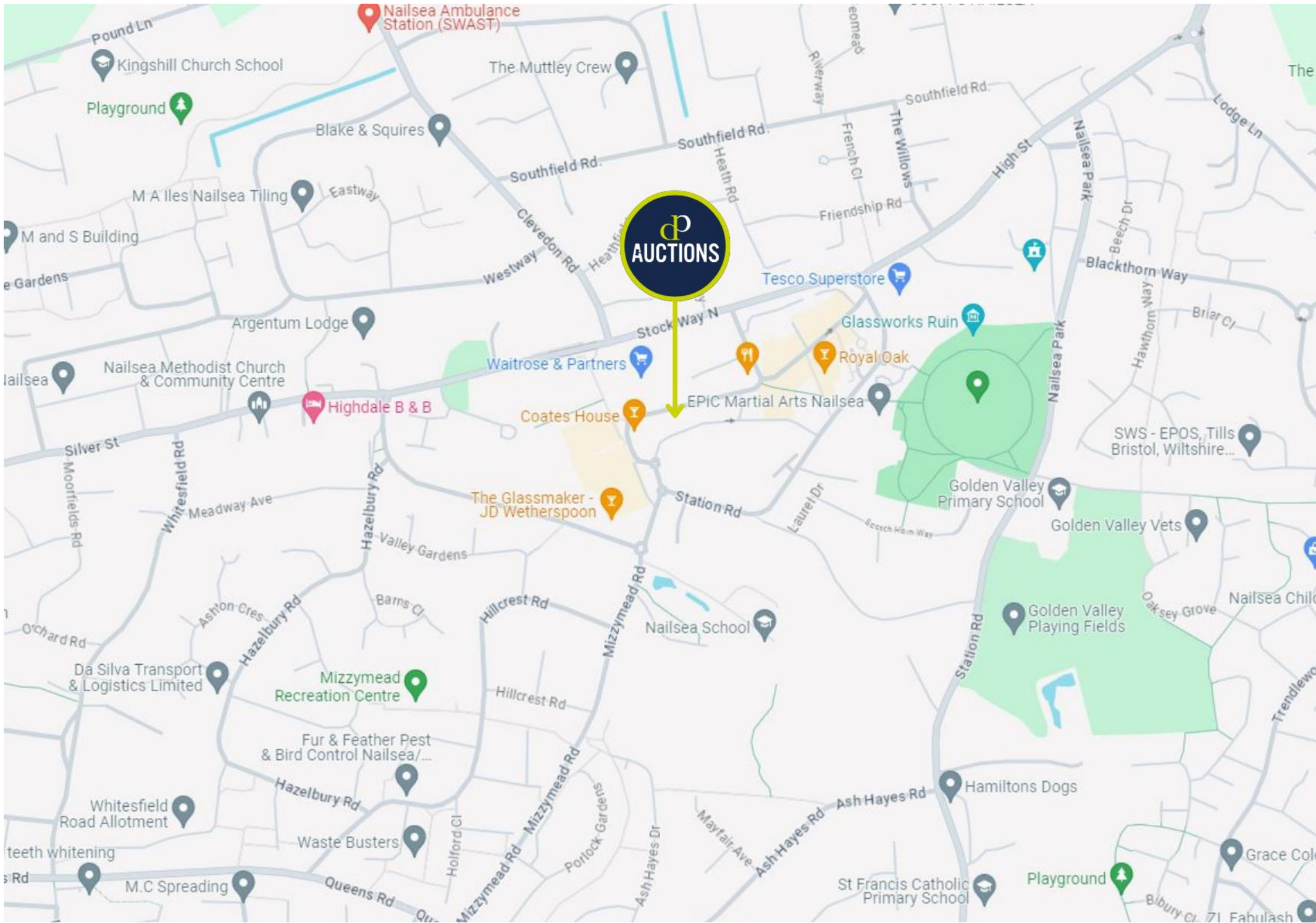
Plans, as proposed

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Meters A3

October 2023 project no. GA 2315
 Drawing no. 007
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Proposed Plans



AP
AUCTIONS

Nailsea Ambulance Station (SWAST)

Kingshill Church School

Playground

The Muttley Crew

Blake & Squires

Southfield Rd.

M A Iles Nailsea Tiling

Eastway

M and S Building

e Gardens

Argentum Lodge

Nailsea Methodist Church & Community Centre

Highdale B & B

Waitrose & Partners

Tesco Superstore

Glassworks Ruin

Royal Oak

EPIC Martial Arts Nailsea

Coates House

The Glassmaker - JD Wetherspoon

Station Rd

Golden Valley Primary School

SWS - EPOS, Tills Bristol, Wiltshire...

Golden Valley Vets

Golden Valley Playing Fields

Nailsea Child

Mizzymead Recreation Centre

Fur & Feather Pest & Bird Control Nailsea/...

Nailsea School

Whitesfield Road Allotment

Waste Busters

Hamiltons Dogs

teeth whitening

M.C Spreading

St Francis Catholic Primary School

Playground

Grace Cole

s Rd

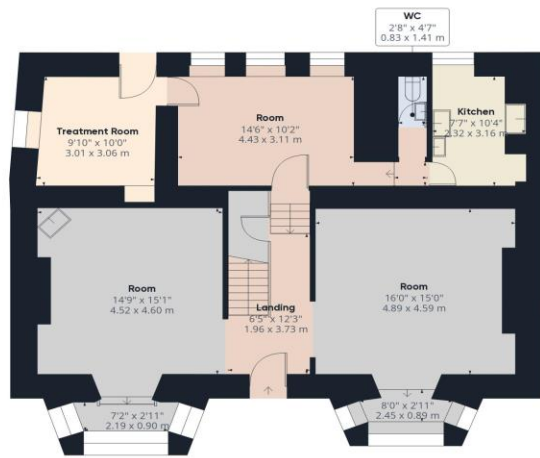
Queens Rd

St Francis Catholic Primary School

Playground

Grace Cole

Bibury Cl. 71 Fabulash

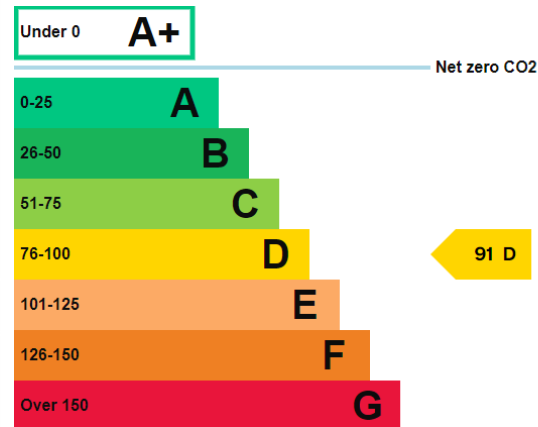


Floor 0



Floor 1

Approximate total areaⁿⁱ
1840.85 ft²
171.02 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Existing Floor Plan



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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