



17-21 High Street, Weston-super-Mare, North Somerset, BS23 1HA



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 £1,500,000- £1,600,000 (Plus VAT)

Are you in search of an exciting investment opportunity? Look no further! We are delighted to present this prime property, the former T J Hughes building, available for sale by public auction on Wednesday 27<sup>th</sup> March 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA, as well as online at 7:00pm.

17-21 High Street offers tremendous potential for growth and profitability. Full planning permission has already been approved for the development of x 40 residential apartments, x 4 ground floor retail units, and x 10 parking spaces (planning reference: 23/P/0985/FUL). The vendor has advised that business rates have been removed and the sale price is subject to VAT.

Situated within the centre of Weston-super-Mare, this property boasts a convenient location just moments away from the seafront and beach. Residents of the development will enjoy the benefits of excellent transport links and an array of amenities right at your doorstep. The upper floors of the property offer pleasant views of the coastline.

The development is set to feature 1 and 2 bedroom apartments, providing a modern and comfortable living experience. Works are to include demolition of existing third floor and erection of extended third floor; insertion of new and replacement of existing windows and doors; creation of balconies to flats. Don't miss out on this iconic site's transformation, offering both a home and a coastal lifestyle for its new residents.

## Auction Details:

- Date & time: Wednesday 27<sup>th</sup> March 2024 at 7pm
- Location: Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and Online
- Bidding options: In room, online, telephone, proxy.

\*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.





## Property Highlights:

- For Sale by Public Auction on Wednesday 27<sup>th</sup> March 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and Online at 7.00pm
- YES! A commanding development opportunity within the centre of Weston-super-Mare town
- Full planning permission approved for x 40 residential apartments, x 4 ground floor retail units and x 10 parking spaces (23/P/0985/FUL).
- Formerly a T J Hughes store; presenting an excellent prospect for conversion of the existing mixed-use retail and residential building
- Tremendous coastal views from the upper floors
- Well positioned within the centre of Weston-super-Mare, a stone's throw away from the prolific seafront and promenade with excellent transport links and amenities nearby
- Tenure: Freehold
- Services: Mains gas, electricity, water and drainage
- EPC rating C66, the vendor has advised that business rates have been removed
- Please note: 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. If you are attending the auction in person there is plenty of free parking at the venue.
- The vendor has advised that all utility charges have been removed so there are no monthly payments required.
- Completion is set for 6 weeks following exchange as opposed to the usual 28 days.







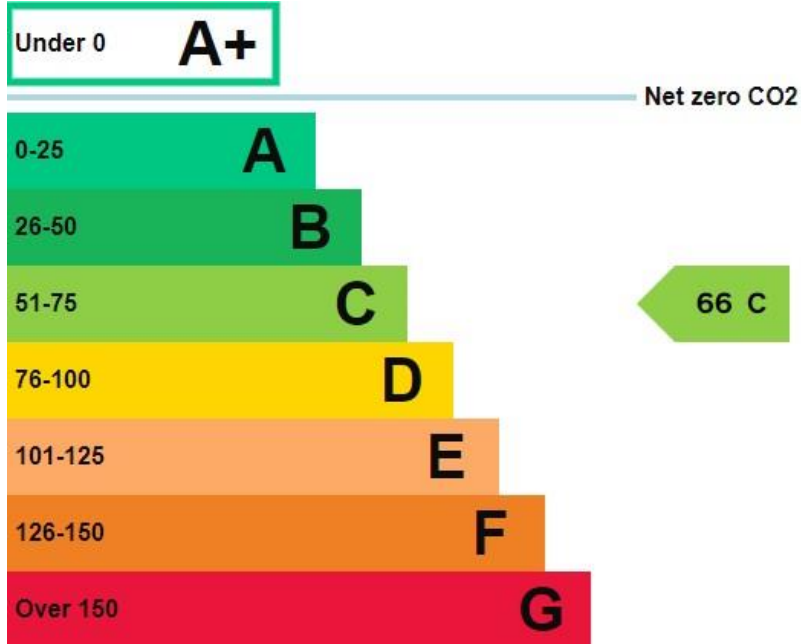
### Accommodation Schedule

Floor	Type	Area m2	Area ft2
<b>Ground Floor</b>			
Shop 1	To High St	125	1346
Shop 2	To High St	126	1356
Shop 3	To High St	132	1421
Shop 4	To St James St	98	1055
<b>Totals</b>		<b>481</b>	<b>5177</b>

Floor	Type	Area m2	Area ft2
<b>Second Floor</b>			
Flat 20	Studio	53.5	576
Flat 21	2-bed	81	872
Flat 22	2-bed	81	872
Flat 23	2-bed	81	872
Flat 24	2-bed	81	872
Flat 25	2-bed	81	872
Flat 26	2-bed	81	872
Flat 27	3-bed	116	1249
Flat 28	2-bed	81	872
Flat 29	2-bed	98	1055
<b>Totals</b>		<b>834.5</b>	<b>8983</b>

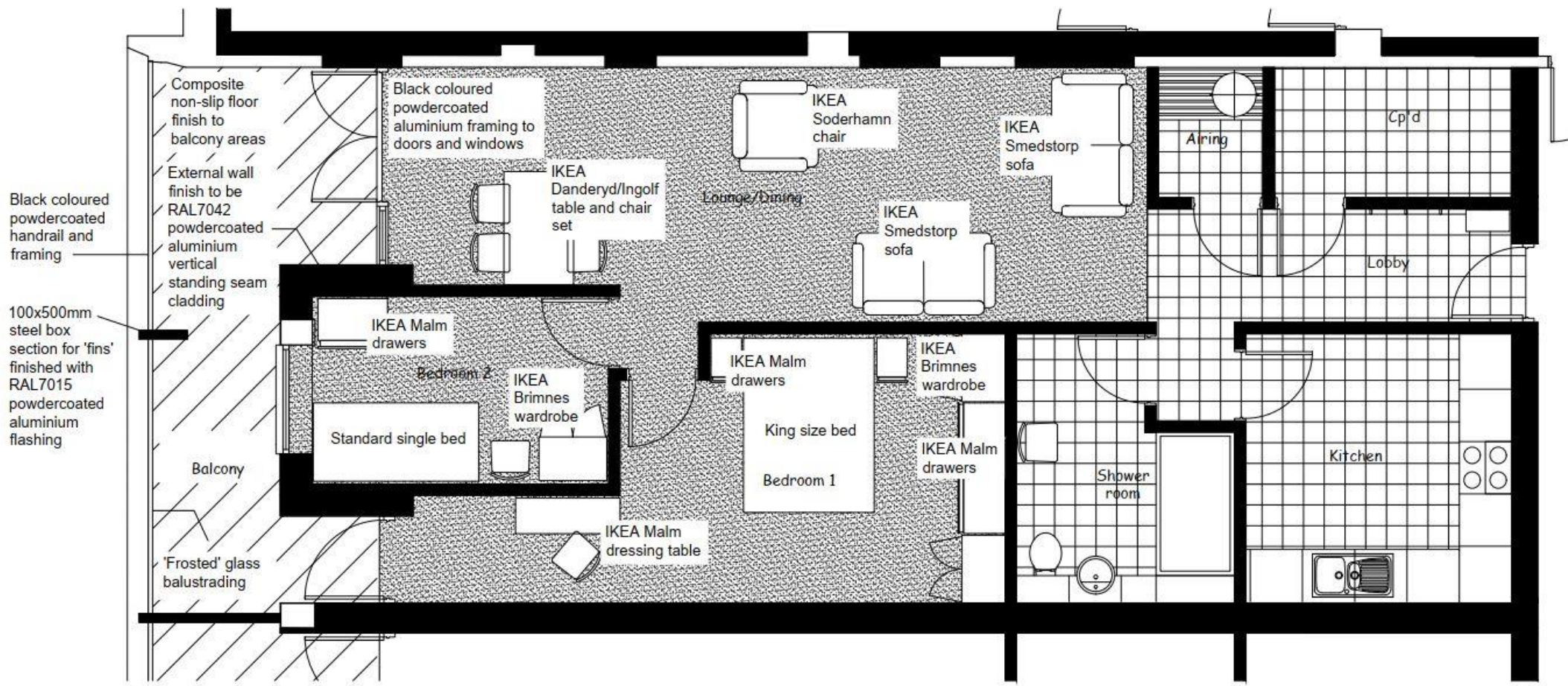
Floor	Type	Area m2	Area ft2
<b>First Floor</b>			
Flat 1	Studio	54	581
Flat 2	Studio	39.5	425
Flat 3	Studio	39.5	425
Flat 4	Studio	39.5	425
Flat 5	Studio	39.5	425
Flat 6	Studio	39.5	425
Flat 7	Studio	39.5	425
Flat 8	Studio	39.5	425
Flat 9	Studio	39.5	425
Flat 10	Studio	39.5	425
Flat 11	Studio	39.5	425
Flat 12	Studio	39.5	425
Flat 13	Studio	39.5	425
Flat 14	Studio	39.5	425
Flat 15	Studio	39.5	425
Flat 16	1-Bed	54	581
Flat 17	Studio	39.5	425
Flat 18	Studio	43.5	468
Flat 19	Studio	42.5	457
<b>Totals</b>		<b>786.5</b>	<b>8466</b>

Floor	Type	Area m2	Area ft2
<b>Third Floor</b>			
Flat 30	Studio	43.5	468
Flat 31	1-bed	58	624
Flat 32	2-bed	70	753
Flat 33	2-bed	70	753
Flat 34	2-bed	70	753
Flat 35	2-bed	70	753
Flat 36	2-bed	70	753
Flat 37	2-bed	70	753
Flat 38	2-bed	97	1044
Flat 39	2-bed	70	753
Flat 40	2-bed	77	829
<b>Totals</b>		<b>765.5</b>	<b>8240</b>



Floor	Type	Area m2	Area ft2
<b>GIA</b>			
Ground Floor		1156	12443
First Floor		1107	11916
Second Floor		1107	11916
Third Floor		930	10011
<b>Totals</b>		<b>4300</b>	<b>46285</b>

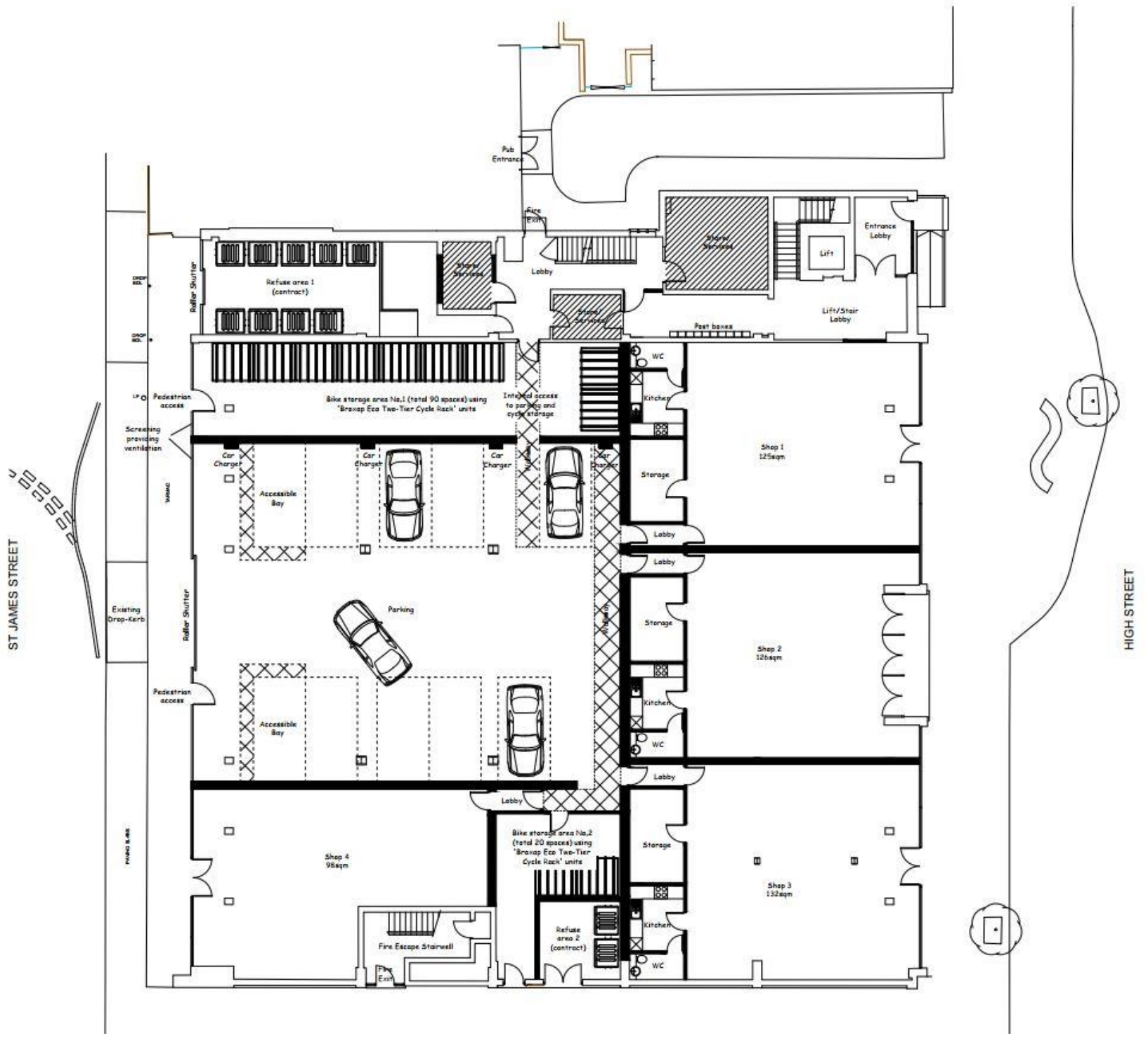




**EXAMPLE APARTMENT LAYOUT**

SCALE - 1:50







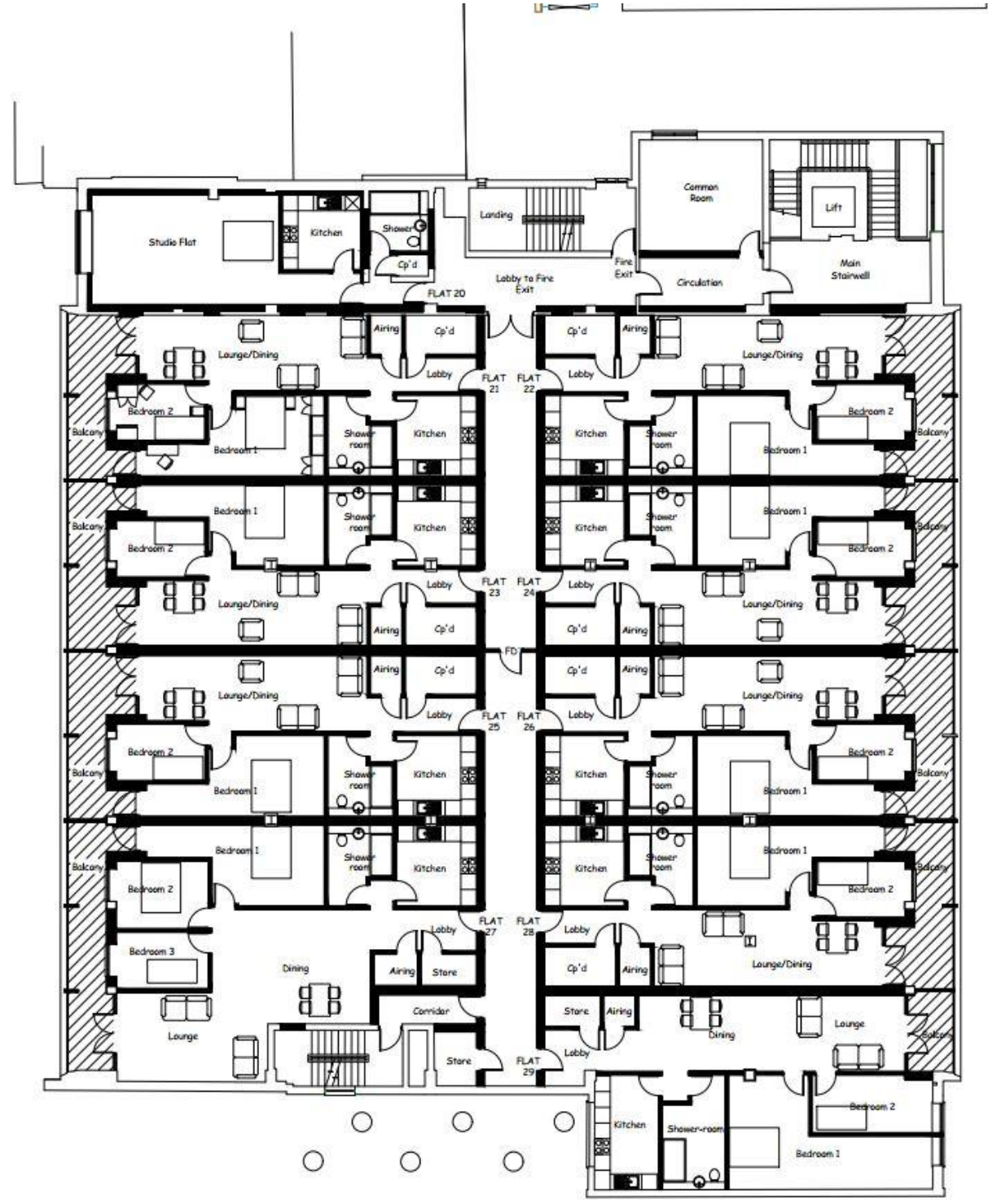
ST JAMES STREET



HIGH STREET

PROPOSED FIRST FLOOR PLAN  
SCALE - 1:100

ST JAMES STREET



HIGH STREET

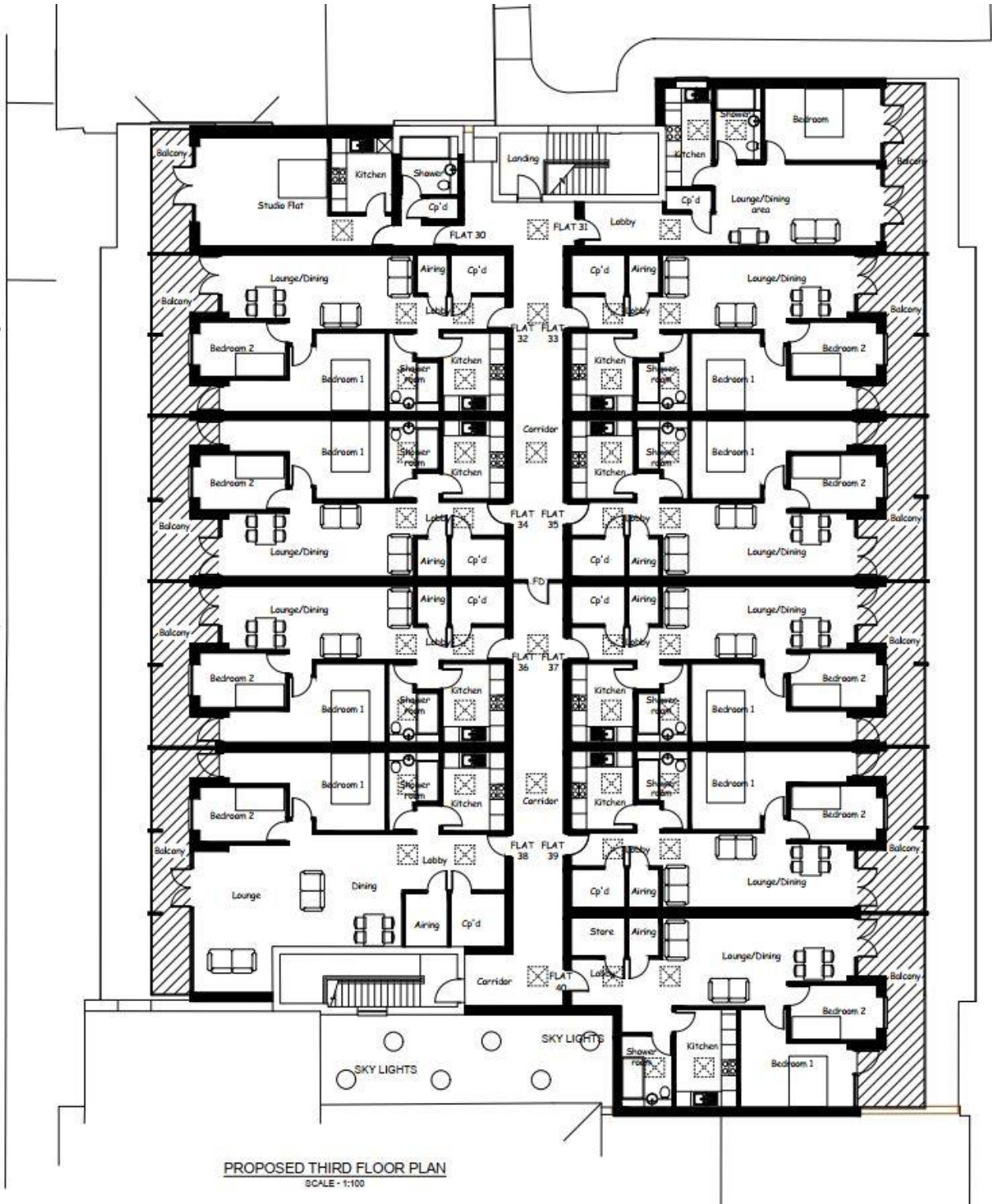
PROPOSED SECOND FLOOR PLAN

SCALE - 1:100



ST JAMES STREET

HIGH STREET



PROPOSED THIRD FLOOR PLAN  
SCALE - 1:100



**N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.**

**Tenure:** Freehold

**Viewing:** By arrangement with agent only.

**Conditions of Sale: From Solicitor: Mr Stephen Soper, Powells Law, 7-13 Oxford Street, Weston-super-Mare, North Somerset, BS23 1TE.**

**Telephone:** 01934 637 912

**Email:** soper@powellslaw.com

**Buyer's Premium:**

*All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). Cheques for the Buyer's premium should be made payable to David Plaister Limited.*

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract. David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



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.

DAVID  
PLAISTER

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## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.