

## 185 Hotwell Road, Hotwells, Bristol, BS8 4SA

Auction Guide Price +++ £1,100,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15th MAY 2024
- DOWNLOAD FREE LEGAL PACK
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- MAY LIVE ONLINE AUCTION
- FREEHOLD 13 BEDROOM HOUSE
- LICENSED HMO | GARDEN | GOOD DECORATIVE ORDER
- FULLY LET - £145,500 PER ANNUM
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold FULLY LICENSED 13 BEDROOM HMO ( 2701 Sq Ft ) in excellent decorative order - Fully Let producing a GROSS INCOME of £145,500 PA with GARDEN.

# 185 Hotwell Road, Hotwells, Bristol, BS8 4SA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 185 Hotwells Road, Hotwells, Bristol BS8 4SA

Lot Number 12

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30  
Registration Deadline is on Monday 13th May 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”

### THE PROPERTY

A Freehold end of terrace property ( 2701 Sq Ft ) that has been extended and professionally configured to create a 13 bedroom | 4 bathroom fully licensed HMO with smart communal areas and private garden with excellent access to Bristol University, Bristol Royal Infirmary, Harbourside and the rest of the City.

Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - D ( Exempt / Student Let )

EPC - C

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HIGH YIELDING HMO INVESTMENT | £145,340 pa

The property is let to students for the 2023 / 2024 academic year producing a gross income of £145,340 pa ( Inclusive of utilities costs )

The listing for the 2024 / 2025 academic year is shortly to be released quoting £148,340 pa

The property would suit both student and young professional tenants and is offered in excellent decorative order with an EPC rating of C.  
We understand there is also a basement level that is currently used for storage but may have development scope subject to consents.

### LOCATION

Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

## Floor plan

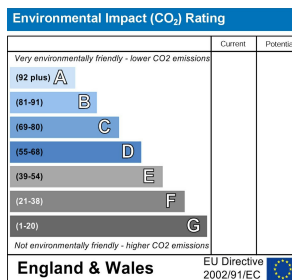
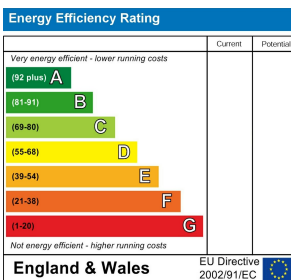


GROSS INTERNAL AREA  
FLOOR 1: 92 m<sup>2</sup>; FLOOR 2: 14 m<sup>2</sup>  
FLOOR 3: 72 m<sup>2</sup>; FLOOR 4: 73 m<sup>2</sup>  
TOTAL: 251 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.

Please refer to our website for further details.