

69, Waverley Road, Redland, Bristol, BS6 6ET

Auction Guide Price +++ £650,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- LICENSED 7 BEDROOM HMO
- CONVERT BACK TO FAMILY HOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - JUNE LIVE ONLINE AUCTION - A Freehold TERRACED PERIOD PROPERTY (2068 Sq Ft) currently a 7 BEDROOM HMO with scope for FAMILY HOME with REAR GARDEN.

69, Waverley Road, Redland, Bristol, BS6 6ET

Accommodation

Floor plan

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 69 Waverley Road, Redland, Bristol BS6 6ET

Lot Number 9

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 classic Freehold mid terraced bay fronted period property with accommodation (2068 Sq Ft) arranged over 4 floors arranged as ground floor flat, 5 bedsit rooms and a top floor studio plus enclosed rear garden. Sold subject to existing tenancies - please refer to schedule.

Tenure - Freehold

Council Tax - B

EPC - D

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

HMO INVESTMENT

The property is a fully licensed 7 bedroom HMO sold subject to the existing tenants (Room 3 is vacant) in this hugely popular position close to both Bristol University and the BRI Hospital.

SCOPE TO INCREASE RENTS | BASIC UPDATING

The rooms are let to individual tenants on periodic / rolling AST (Assured Shorthold Tenancy) contracts.

Many have been in situ since 2008 and there is now scope to dramatically increase the rents inline with current market values and subject to basic updating.

Please refer to independent rental appraisal.

FAMILY HOME | GARDEN FLAT

Given the insatiable demand for family homes in the BS6 postcode there will be interested parties looking to convert the property back into a 4 - 5 bedroom family home with scope for a self contained garden flat / annex. Subject to vacant possession and any necessary consents.

SCHEDULE OF TENANCIES | INCOME

Ground Floor Flat - 14/12/2019 | £685 pcm

Room 2 - 10/12/2021 | £475 pcm

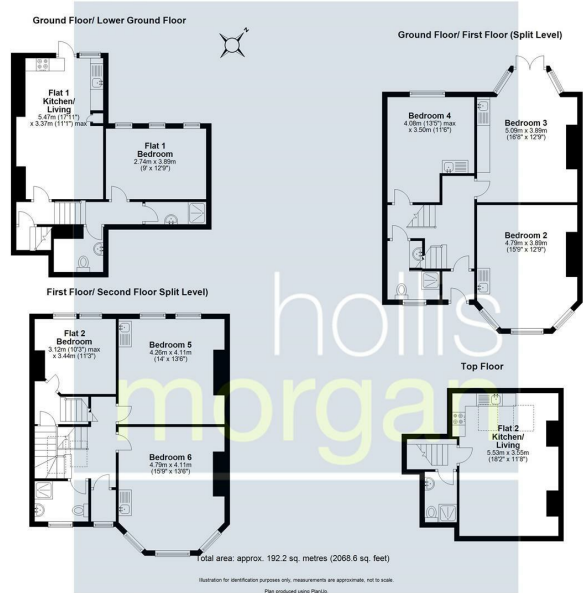
Room 3 - Vacant | Previously £450 pcm

Room 4 - 01/06/2019 | £380 pcm

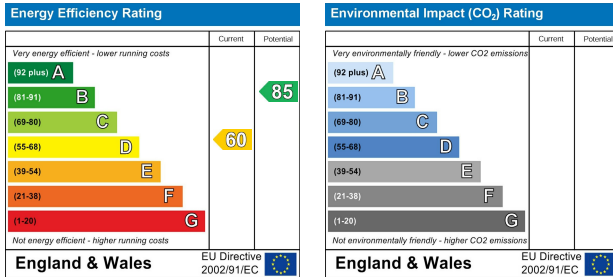
Room 5 - 27/09/2008 | £320 pcm

Room 6 - 10/06/2008 | £320 pcm

7 / Studio - 10/06/2008 | £560 pcm



EPC Chart



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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.