

## 221 Gloucester Road, Bishopston, Bristol, BS7 8NR

Auction Guide Price +++ £675,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- WEDNESDAY 19TH JUNE 2024
- VIEWINGS - REFER TO DETAILS
- JUNE LIVE ONLINE AUCTION
- FREEHOLD HMO INVESTMENT
- 7 BEDS | 3 BATH | 1345 Sq Ft
- £77,280 PA INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold 7 BEDROOM HMO INVESTMENT ( 1345 Sq Ft ) with 3 BATHROOMS and FULLY LET producing £77,280 PER ANNUM

# 221 Gloucester Road, Bishopston, Bristol, BS7 8NR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 221 Gloucester Road, Bishopston, Bristol BS7 8NR

Lot Number TBC

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 Freehold property occupying the upper floors of this mixed use property with 7 bedroom, 3 bathroom accommodation (1345 Sq Ft) in good decorative order following a purpose built renovation for HMO investment in 2019 and a new roof in 2018.

Private entrance and enclosed rear garden.

We understand the tenants have used the section of land alongside princes place for off street car parking.

The ground floor commercial premises has been sold on a long leasehold and is not included.

Sold subject to existing tenancies.

Tenure - Freehold (Separate Lease of upper floors also included)

Council Tax - B

EPC – D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HIGH YIELDING INVESTMENT

The property is fully let to a group of 7 students for £77,280 for the 23/24 academic year

The contract terminates on 15/07/2024

We understand the property is advertised for the 2024 / 2025 academic year at the same rent (£77,280) based on a 51 week tenancy. However if it was let on a 52 week tenancy it would produce £78,795

### LOCATION

The property has an excellent position on the Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol, UWE and the BRI.

### SOLICITORS

Kerry Raymond

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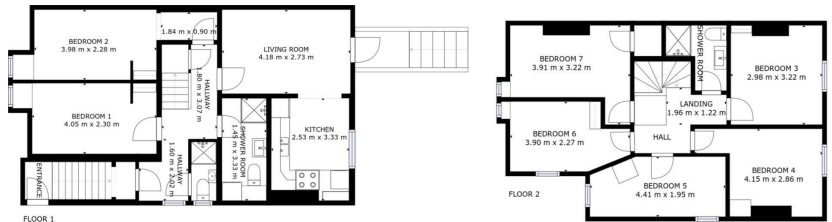
### EXTENDED COMPLETION

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

### IMPORTANT AUCTION INFORMATION

VIEWINGS

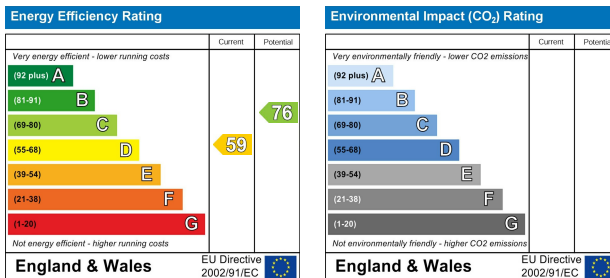
## Floor plan



GROSS INTERNAL AREA  
- 0 of FLOOR 1: 65 m<sup>2</sup>  
- FLOOR 2: 60 m<sup>2</sup>  
TOTAL: 125 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT



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Hollis Morgan Property Limited, registered in England, registered 7275716.  
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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.