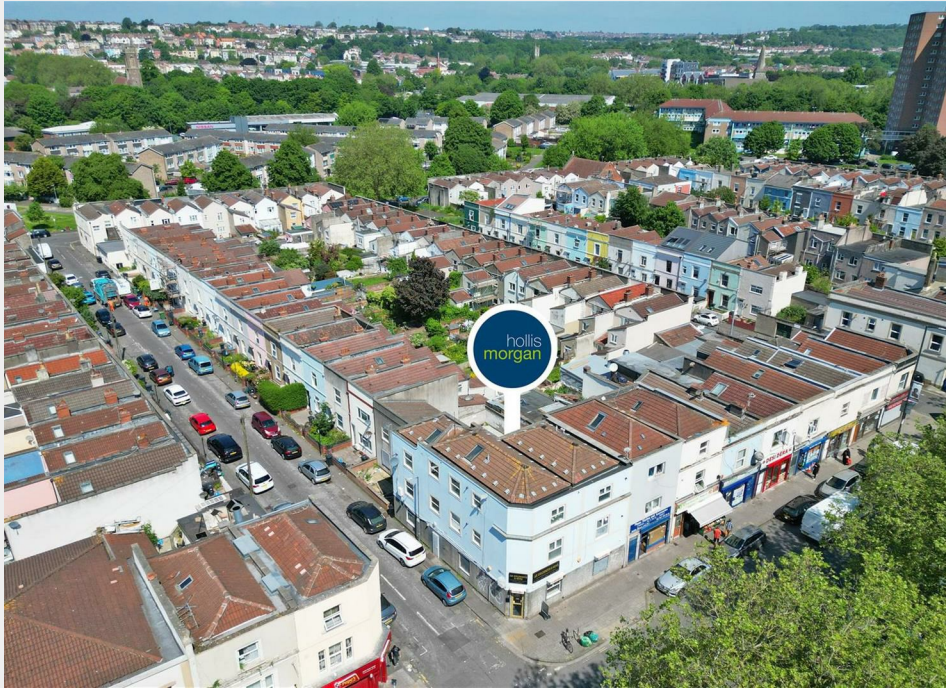


## Flats 1 - 8, Pirie Court Perry Street, St Judes, Bristol, BS5 0SY

Auction Guide Price +++ £695,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- 8 X 1 BEDS | VACANT | UPDATING
- SMALL COMMERCIAL UNIT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold BLOCK OF 8 X 1 BED FLATS ( 3580 Sq Ft ) in need of BASIC UPDATING and a small commercial unit.

# Flats 1 - 8, Pirie Court Perry Street, St Judes, Bristol, BS5 0SY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 - 8, Pirie Court, Perry Street, St Judes, Bristol BS5 0SY

Lot Number TBC

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 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 block arranged over 3 floors occupying a prominent position on the corner of Perry Street and Stapleton Road.  
The accommodation (3580 Sq Ft) comprises 8 x 1 bedroom flats and a small commercial unit.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - C

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FREEHOLD BLOCK - INVESTMENT | DEVELOPMENT

The flats have been let for many years and now require basic updating but have strong rental prospects and scope for individual resale.  
Please refer to independent rental appraisal.

There may be potential to convert the existing commercial unit into an independent residential dwelling or incorporate with flats 1 to create a 2 / 3 bed,  
Subject to consents.

All flats are currently vacant | Shop lease expires in August 2024

### LOCATION

The property is located on the vibrant Old Market end of Stapleton Road within the cosmopolitan suburb of St Judes. Local amenities including convenience stores, mini supermarkets, cafes and restaurants are all within close proximity including Cabot Circus which is short fifteen minute walk away. Bristol City Centre is approximately one mile away.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

Flats 1 - 8, Pirie Court - £1000pcm - £1100pcm per 1 bed flat

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

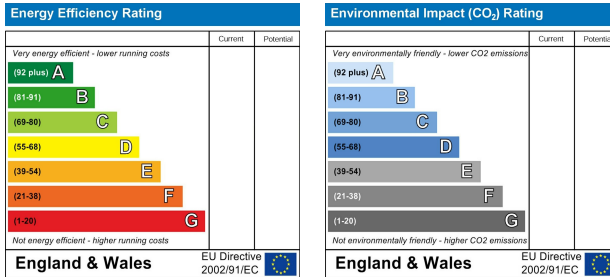
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.