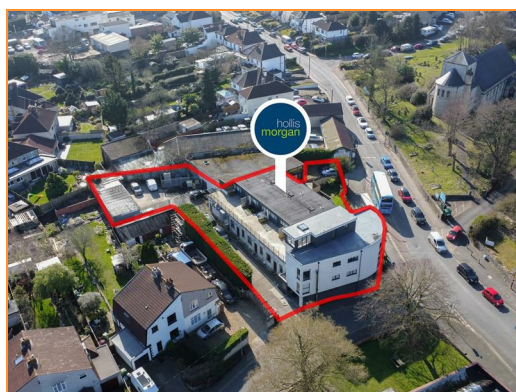




**1 - 4 The Parade and 2 Chapel Street, Church Road, Bishopsworth, Bristol, BS13 8JS**

**Sold @ Auction £2,250,000**

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold MODERN BLOCK OF 16 APARTMENTS ( 7821 Sq Ft ) with scope for £230k pa | £2.93M GDV | Garages + Retail Unit | Planning for 2 x Extra Flats.



# 1 - 4 The Parade and 2 Chapel Street, Church Road, Bishopsworth, Bristol, BS13 8JS

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ APRIL LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £2,300,000 +++  
SOLD @ £2,250,000

ADDRESS | 1 - 4 The Parade Church Road & 2 Chapel Road, Bishopsworth, Bristol BS13 8JS

Lot Number 23

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 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

An imposing Freehold modern block of purpose built block ( 7821 Sq Ft ) of 16 apartments ( comprising total of 9 x 2 beds and 7 x 1 beds ) plus A3 commercial unit, garages and bonus parcel of land to the front.  
Sold subject to existing tenancies.

Tenure - Freehold  
Council Tax - 1 - 4 The Parade: Band A, 2 Chapel Street: Band A and Band B  
EPC - 1 - 4 The Parade: C & D, 2 Chapel Street: C  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

FREEHOLD INVESTMENT

The property is fully let producing £17,900 pcm | £214,800 pa with scope for £19,225 pcm | £230,700 pa  
Please refer to current and proposed schedule.

BREAK UP OPPORTUNITY | GDV £2,925,000

There is scope to break up the block with a GDV of £2,925,000  
Please refer to proposed schedule.

## DEVELOPMENT | UPPER FLOORS

There is planning granted to erect a further 1 x 2 bed and 1 x 3 bed apartments on the top floor.  
The planning is active as the bulk of the scheme has been completed and some of the proposed top floor construction is in place.

08/01735/F | Extension and alteration of existing block of 10 no. self-contained flats comprising the construction of a three-storey side extension and a further storey over existing building to create an additional 8 no. self-contained flats ( 1 one-bed, 6 two-bed & 1 three-bed).

## DEVELOPMENT | GARAGES

The garage block at the rear of the property has scope for residential development.  
We understand the Lease to Western Power for substation now expired - refer to online legal pack.  
We understand no planning of this nature has been previously sought.

## DEVELOPMENT | RETAIL UNIT

The retail unit has scope for conversion into addition residential apartments.  
We understand no planning of this nature has been previously sought.  
subject to vacant possession.

## LAND | PARKING

There is a parcel of land at the front of the property that has scope for off street parking.

All above subject to gaining the necessary consents.

## PROPOSED SCHEDULE OF GDV

1A The Parade - £160,000  
1B The Parade - £160,000  
1C The Parade - £180,000  
2A The Parade - £160,000  
2B The Parade - £160,000  
2C The Parade - £180,000  
3A The Parade - £160,000  
3B The Parade - £160,000  
3C The Parade - £180,000

4C The Parade - £180,000  
Flat 1 Chapel Road - £185,000  
Flat 2 Chapel Road - £165,000  
Flat 3 Chapel Road - £190,000  
Flat 4 Chapel Road - £185,000  
Flat 5 Chapel Road - £190,000  
Flat 6 Chapel Road - £185,000  
A3 Retail Unit - £100,000  
Large Garage - £20,000  
Garage - £15,000  
Land - £10,000  
TOTAL - £2,925,000

## CURRENT SCHEDULE OF INCOME | £214,500 pa

All flats let on AST contracts

1A The Parade - £925 pcm  
1B The Parade - £925 pcm  
1C The Parade - £1200 pcm  
2A The Parade - £925 pcm  
2B The Parade - £925 pcm  
2C The Parade - £1200 pcm  
3A The Parade - £925 pcm  
3B The Parade - £925 pcm  
3C The Parade - £1,100 pcm  
4C The Parade - £1,200 pcm  
Flat 1 Chapel Road - £1,175 pcm  
Flat 2 Chapel Road - £950 pcm  
Flat 3 Chapel Road - £1150 pcm  
Flat 4 Chapel Road - £1150 pcm  
Flat 5 Chapel Road - £1,250 pcm  
Flat 6 Chapel Road - £1,200 pcm  
A3 Retail Unit - £750 pcm ( 10 year lease from 2019 with a 5yr rent review )  
Large Garage - Vacant  
Garage - Vacant

TOTAL £17,900 pcm | £214,500 pa

## POTENTIAL SCHEDULE OF INCOME | £230,700 pa

1A The Parade - £950 pcm  
1B The Parade - £950 pcm  
1C The Parade - £1275 pcm  
2A The Parade - £950 pcm  
2B The Parade - £950 pcm  
2C The Parade - £1275 pcm  
3A The Parade - £950 pcm  
3B The Parade - £950 pcm  
3C The Parade - £1,275 pcm  
4C The Parade - £1,275 pcm  
Flat 1 Chapel Road - £1,275 pcm  
Flat 2 Chapel Road - £950 pcm  
Flat 3 Chapel Road - £1275 pcm  
Flat 4 Chapel Road - £1275 pcm  
Flat 5 Chapel Road - £1,275 pcm  
Flat 6 Chapel Road - £1,275 pcm  
A3 Retail Unit - £850 pcm ( subject to rent review )  
Large Garage - £150 pcm  
Garage - £100 pcm

TOTAL £19,225 pcm | £230,700 pa

## PLANNING HISTORY

Reference 08/01735/F  
Alternative Reference  
Application Received Thu 10 Apr 2008  
Application Validated Fri 18 Apr 2008  
Address Flats At 1-4 The Parade Church Road Bishopsworth Bristol  
Proposal Extension and alteration of existing block of 10 no. self-contained flats comprising the construction of a three-storey side extension and a further storey over existing building to create an additional 8 no. self-contained flats ( 1 one-bed, 6 two-bed & 1 three-bed).  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Thu 12 Jun 2008

## LOCATION

Bishopsworth is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought-after location for young professionals and families alike. Nearby Bedminster has excellent transport links, with easy access to the city centre and also has its own train station, providing regular services to Bristol Temple Meads. Nearby North Street is the heart of BS3 and offers a fantastic range of independent



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