

30 Westminster Road, Whitehall, Bristol, BS5 9AW

Auction Guide Price +++ £385,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD PROPERTY
- 5 BED | 5 BATH HMO
- SCOPE FOR £46,320 pa INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold PERIOD PROPERTY (1209 Sq Ft) arranged as 5 BED | 5 BATH LICENSED HMO INVESTMENT with scope for £46,320 pa INCOME

30 Westminster Road, Whitehall, Bristol, BS5 9AW

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 30 Westminster Road, Whitehall, Bristol BS5 9A

Lot Number 57

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

A Freehold terraced period property with spacious accommodation (1209 Sq Ft) arranged over 3 floors with enclosed rear garden. The property was recently converted into a purpose built 5 bedroom | 5 Bathroom HMO investment with spacious open plan kitchen / diner / living space opening onto the rear garden.
Sold subject to existing tenants.

Tenure - Freehold
Council Tax - Band B
EPC - C

THE OPPORTUNITY

RESIDENTIAL HMO INVESTMENT

The property is let on individual AST contracts producing £42,120 pa with scope to increase to £46,320 pa. We understand the rent is inclusive of bills.

CURRENT SCHEDULE OF INCOME | £42,120 pa

Room 1 – £760 pcm – Tenancy Start: 20/09/2024
Room 2 – £700 pcm – Tenancy Start: 24/08/2024
Room 3 – £750 pcm – Tenancy Start: 28/04/2023
Room 4 – £675 pcm – Tenancy Start: 01/08/2022
Room 5 – £625 pcm – Tenancy Start May 2021
Total - £3510 pcm | £42,120 pa

PROPOSED SCHEDULE OF INCOME | £46,320 pa

Some of the tenants have been in situ for a period of time and the managing agents KPA Property Ltd (www.kpa.co.uk) have advise there is scope for the following rental increases.

Room 1- £760 pcm
Room 2 – £800 pcm
Room 3 – £800 pcm
Room 4 – £750 pcm
Room 5 – £750 pcm
Total – £3860 pcm | £46,320 pa

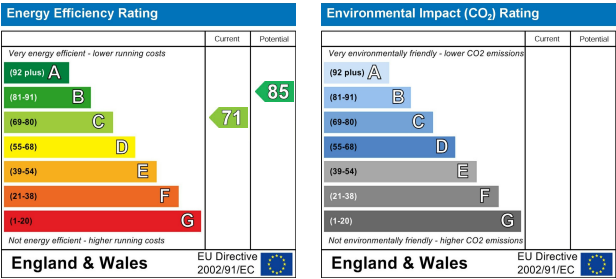
LOCATION

Whitehall Road is one of the main link roads within Whitehall and provides direct access to the City Centre and St. Georges Park. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants. Bristol City Centre is approximately two miles away.

Floor plan



EPC Chart



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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.