

379 Bath Road, Arnos Vale, Bristol, BS4 3EU

Auction Guide Price +++ £500,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- TOTAL INCOME £66,600 pa
- 4 BED & 3 BED HMO CONVERTED IN 2023
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - JUNE LIVE ONLINE AUCTION - A Freehold INVESTMENT OPPORTUNITY comprising a 3 BED FLAT + 4 BED MAISONETTE (1523 Sq Ft) both FULLY LET producing £66,600 pa

379 Bath Road, Arnos Vale, Bristol, BS4 3EU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 & 2, 379 Bath Road, Arnos Vale, Bristol BS4 3EU

Lot Number 15

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30
Registration Deadline is on Monday 16th June 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 recently converted (2023 - EPC C) Freehold block of 2 x HMO licensed self contained flats (1523 Sq Ft) in this sought after central location close to the new Bristol Uni campus at Temple Meads. The property is arranged as a self contained 3 bedroom ground floor flat (750 Sq Ft) and 4 bedroom maisonette (773 Sq Ft) on the upper floors.
Sold subject to existing tenancies.

Full building control sign off | 5.5 years remaining of a 6 year architect's certificate | Both flats are newly and fully licensed to current HMO standards

Tenure -Freehold
Council Tax - A & A
EPC - C

THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £66,600 pa

A Freehold residential investment producing £66,600 pa in excellent decorative order let on AST contracts.

GFF - £2,100 pcm | £25,200 (Tenant pay all bills)
FFF - £2,950 pcm | £35,400 (Students / vendors pays utilities)
TOTAL - £66,600 pa

LOCATION

The A4 is a busy thoroughfare leading from the centre of Bristol to Bath and, therefore, it services a huge area of commercial and quasi industrial businesses. In recent years the area has substantially improved as various commercial units have been converted into residential and modern offices. Endemol and HTV west are also within a few hundred yards. The centre of Bristol is within one mile with its business, shopping, Educational, leisure and entertainment facilities whilst the City of Bath is within easy travelling distance. The property is therefore well situated to meet the demands of young people and students wishing to enjoy the ambience and convenience of Vibrant City Life.

SOLICITORS & COMPLETION

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EXTENDED COMPLETION

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

IMPORTANT AUCTION INFORMATION



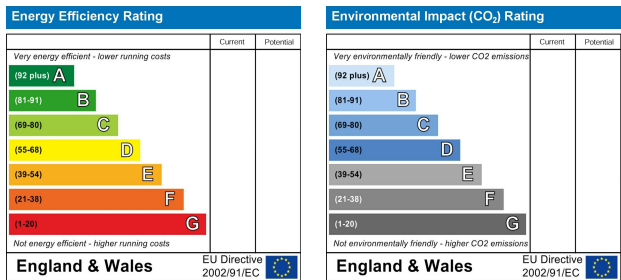
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Floor plan



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.