

## 8 Cotham Hill, Redland, Bristol, BS6 6LF

Sold @ Auction £605,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17th SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- 5 BED HMO | RETAIL UNIT
- FULLY LET £54,200 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT ( 2047 Sq Ft ) comprising 5 BED STUDENT HMO and RETAIL UNIT | Fully let producing £54,200 INCOME pa

8 Cotham Hill, Redland, Bristol, BS6 6LF

Accommodation

FOR SALE BY LIVE ONLINE AUCTION  
\*\*\* SOLD @ SEPTEMBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £600,000  
SOLD @ £605,000

ADDRESS | 8 Cotham Hill, Cotham, Bristol BS6 6LFV

Lot Number 38

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 2025 @ 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 mixed use property located in the pedestrianised area at the lower end of Cotham Hill just a few yards from Whiteladies Road and within waling distance of Bristol University. The accommodation ( 2047 Sq Ft ) is arranged over 3 floors with ground floor retail unit and self contained 5 bedroom fully licensed HMO on the upper floors plus roof terrace and enclosed rear garden.  
Sold subject to existing tenancies.

Tenure - Freehold  
Council Tax - Band D  
EPC - C

THE OPPORTUNITY

MIXED USE INVESTMENT | 54,200 pa

The property is fully let and sold subject to the existing tenants in this established trading area with excellent footfall and within walking distance of Bristol University

5 BED STUDENT HMO | £40,200 pa

The property is let for both the current and next academic year on a single AST contract terminating in July.

24/25 Academic Year | £39,000 pa / £650 pp pcm  
25/26 Academic Year | £40,200 pa / £670 pp pcm

Contact Student Lettings specialists DIGS for further details.

COMMERCIAL INCOME

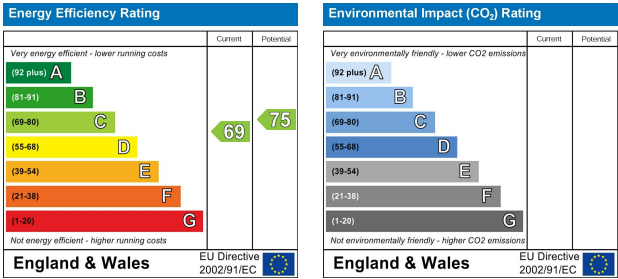
The retail unit is let to an established bakery chain ( Pullins | Class E )  
10 year lease signed October 1st 2020 @ £14,000 per annum  
\*Please note there is a basement but this has not been inspected

Please refer to online legal pack to review both leases.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.