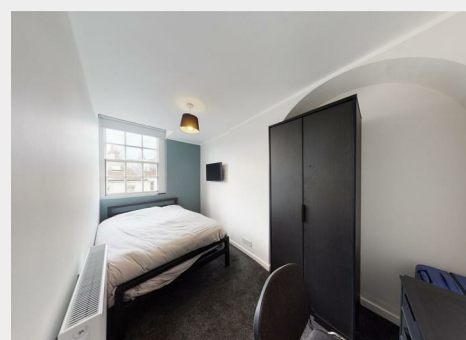


## 97 Gloucester Road, Bishopston, Bristol, BS7 8AT

Auction Guide Price +++ £775,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- JUNE LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- RETAIL UNIT | 2 X 3 BED FLATS | 2140 Sq Ft
- INCOME - £83,916 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold HIGH YIELDING MIXED USE INVESTMENT ( 2140 Sq Ft ) comprising FULLY LET RETAIL UNIT and 2 X 3 BED FLATS producing an INCOME of £83,916 pa

# 97 Gloucester Road, Bishopston, Bristol, BS7 8AT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 97 Gloucester Road, Bishopston, Bristol BS7 8AT

Lot Number TBC

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 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 mid terraced mix used property (2140 Sq Ft) comprising a retail unit on the ground floor and two self contained 3 bedroom flats on the upper floors.  
The property was refurbished in 2021 with an air source heat pump and EPC rating of C.  
Both residential units are full licensed HMO.  
Sold subject to existing tenancies.

Ground Floor - Retail Unit  
First Floor - 97A | 3 Bed Flat | 721 Sq Ft  
Top Floor - 97B | 3 Bed Flat | 505 Sq Ft

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

HIGH YIELDING INVESTMENT | £83,916 pa

The property is fully let producing a gross income of £83,916 pa

Retail Unit - £19,000 per annum  
FRI Term - 12 November 2021 - 11th November 2027  
www.reasoninteriors.co.uk

2023 / 2024 Academic Year Gross Income

97A - £32,156 pa | Terminates 6/9/24  
97B - £32,760 pa | Terminates 6/9/24

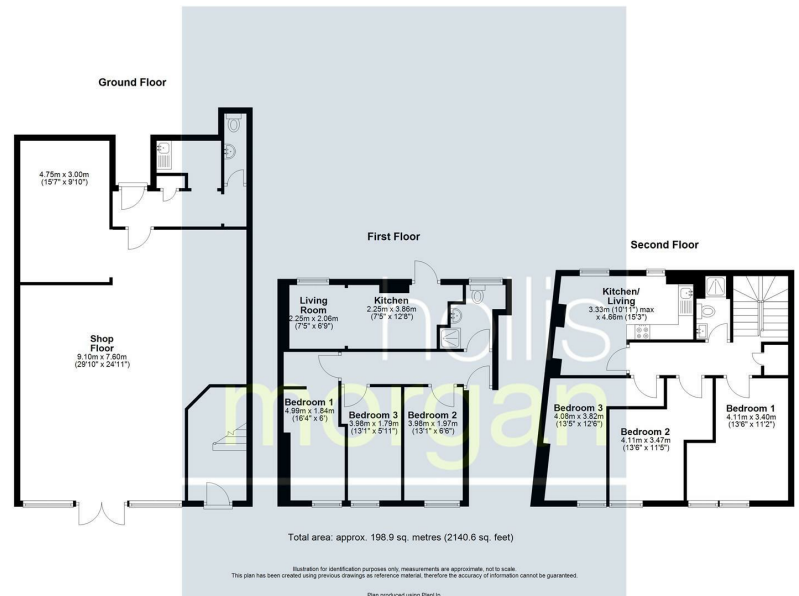
2024 / 2025 Academic Year Gross Income

97A - £33,849 pa | Terminates 5/9/25  
97B - £32,310 pa | Terminates 5/9/25

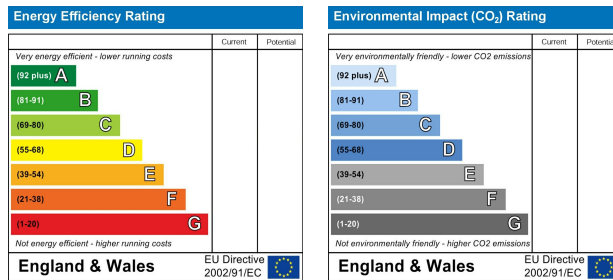
### LOCATION

The property has an excellent trading position on the Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol and the BRI.

## Floor plan



## EPC Chart



9 Waterloo Street

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.