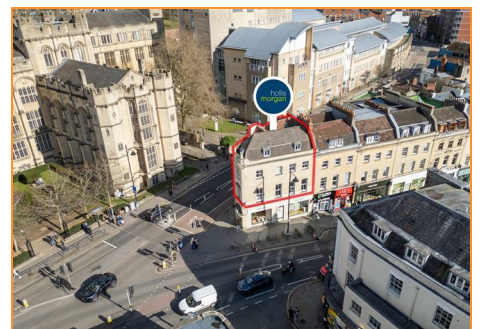




76 Park Row, Bristol, BS1 5LE

Guide Price £900,000

Hollis Morgan – A Leasehold PRIME 8 BED HMO (2013 Sq Ft) next to BRISTOL UNI | Fully let producing £79,680 pa | Scope for Bed 9 stc

76 Park Row, Bristol, BS1 5LE

THE PROPERTY

76 Park Row, Triangle, Bristol, BS1 5LE

A Leasehold 8 bedroom HMO property located within yards of the Wills Memorial building at the main Bristol University campus. The property has private access from Park Row with accommodation (2013 Sq Ft) arranged over 3 floors. Sold subject to existing tenancy.

Tenure - Leasehold (Residue of 999 years)

Council Tax - Band E

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

PRIME HMO INVESTMENT | £79680 PA

The property operates as a fully licensed 8 bedroom HMO

2024 / 25 academic year - £77,760 pa | Single Contract |
Tenants Cover all Bills

2025 / 26 academic year - £79,680 pa | Single Contract |
Tenants Cover all Bills

BEDROOM 9 | STC

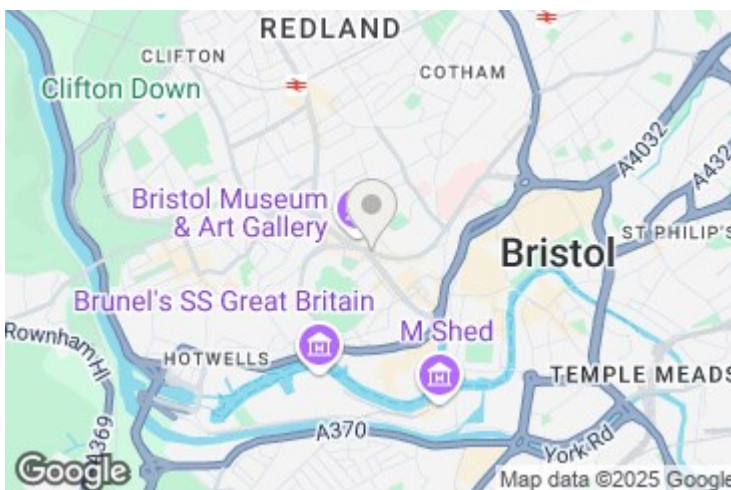
There is scope to split one of the first floor larger bedrooms in half to create bedroom 9 subject to gaining the necessary consents.

LOCATION

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area¹⁸

187.03 m²
2013.17 ft²

Reduced headroom

4.09 m²
44.02 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

