









214 Cheltenham Road, Cotham, Bristol, BS6 5QU

£550,000

A freehold investment opportunity comprising ground floor shop and 5 bed H.M.O. Fully let producing £56,400 per annum (10% return)

214 Cheltenham Road, Cotham, Bristol, BS6 5QU

The Property

Ground Floor shops spans 887 sq ft with separate storeroom, W.C and rear access. Access to the upper floor maisonette is provided via a private entrance and boasts five generously sized bedrooms.

The first floor is home to a generous reception room, two of the bedrooms and a separate WC. The well-appointed kitchen is thoughtfully fitted with floor and wall cabinetry and modern appliances, including a dishwasher, electric oven, hob, and extractor fan.

On the second floor, you'll find three further bedrooms, along with two well-positioned shower rooms, ensuring plenty of room and convenience for all.

Location

The property has an excellent 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, UWE and the BRI.

Income

The ground floor shop is currently let on a long lease at a rate of £13,000 per annum.

The 5 bed H.M.O is let at a rate of £43,500 per annum.

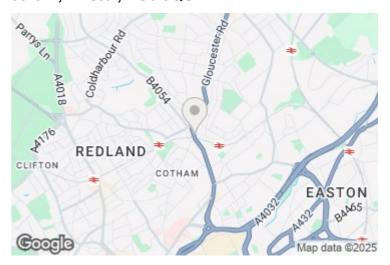
Total income - £56,400 (10% ROI)

Other Information

To Follow

Please Note

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. 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 may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



Cheltenham Road, Bristol, BS6 Approximate Area = 1297 sq ft / 120.4 sq m Bedroom 5 For identification only - Not to scale 11'10 (3.60) x 8'2 (2.50) max Kitchen / Bedroom 2 Dining Room 13'1 (4.00) x 13'1 (4.00) 13'1 (4.00) x 9'10 (3.00) Up Up Sitting Room 13'1 (4.00) x 10'10 (3.30) Bedroom 4 13'1 (4.00) x 8'6 (2.60) Bedroom 1 13'1 (4.00) max x 9'10 (3.00) Bedroom 3 14'1 (4.30) max x 8'6 (2.60) FIRST FLOOR SECOND FLOOR **GROUND FLOOR** hollis morgan Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1255091

