



**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.

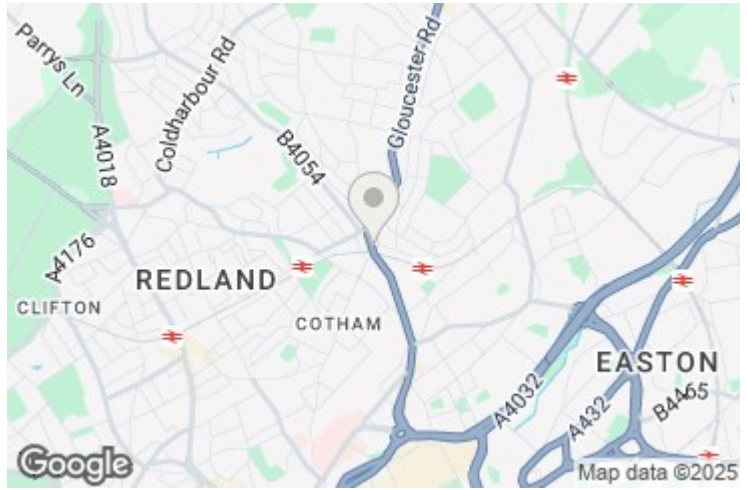
Total income - £56,400 ( 10% ROI)

### Other Information

To Follow

### Please Note

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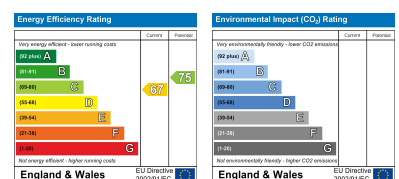
## Cheltenham Road, Bristol, BS6

Approximate Area = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Hollis Morgan. REF: 1255091



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