

Residential Development Land Sales

hollis
morgan
land



214 Cheltenham Road, Cotham, Bristol, BS6 5QU

Guide Price £465,000

Hollis Morgan – A Freehold MIXED USE INVESTMENT (2184 Sq Ft) comprising LICENSED 5 BED HMO and RETAIL UNIT | Both Fully let producing £56,500 INCOME PA

214 Cheltenham Road, Cotham, Bristol, BS6 5QU

THE PROPERTY

ADDRESS | 214 Cheltenham Road, Cotham, BS6 5QU

A Freehold mid terraced mixed use property with accommodation (2184 Sq Ft) arranged over 3 floors comprising a self contained retail unit (887 Sq Ft) with excellent trading position and foot fall on the ground floor. The upper floors have independent access at the front of the property and the accommodation (1297 Sq Ft) is arranged as a fully licensed HMO with generous open plan kitchen living / communal area with 5 bedrooms, 2 bathrooms and extra WC. Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - B

EPC - Flat D | Shop C

THE OPPORTUNITY

MIXED USE INVESTMENT | £56,500 PA

The property is fully let producing £56,500 per annum

SCHEDULE OF INCOME

RETAIL UNIT

£13,000 per annum now on rolling contract having been in situ for a number of years.

HMO

New rent starting 2nd September 25 is £43,500pa (Blend of Students and Young Professionals - no bills included)

The unit is let and managed by Jackson Property Management

Please refer to online legal pack for details of the lease agreements.

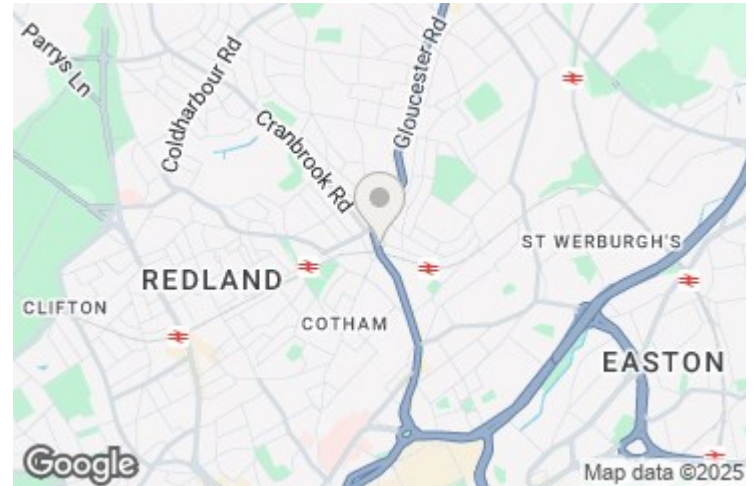
LOCATION

The property is located on the Gloucester Road end of Stokes Croft which offers excellent transport links to the City Centre, Cabot Circus, Gloucester Road along with easy access to major motorways and rail links via Montpelier train station. There is also an abundance of amenities within walking distance of the property with everything from excellent shopping, vibrant local parks, sports facilities and a host of great bars. Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away. The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

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.





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). © nichecom 2025. Produced for Hollis Morgan. REF: 1255091



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