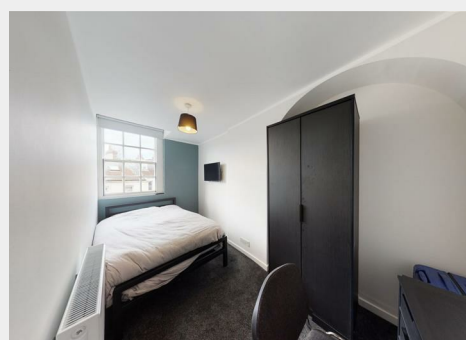


97, Gloucester Road, Bishopston, Bristol, BS7 8AT

Guide Price £775,000



- FREEHOLD
- MIXED USE INVESTMENT
- RETAIL UNIT
- 2 X 3 BED FLATS
- 2140 Sq Ft
- INCOME - £83,916 pa
- HIGH ST LOCATION
- SUBJECT TO TENANTS

Hollis Morgan – 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

THE PROPERTY

97 Gloucester Road, Bishopston, Bristol BS7 8AT

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

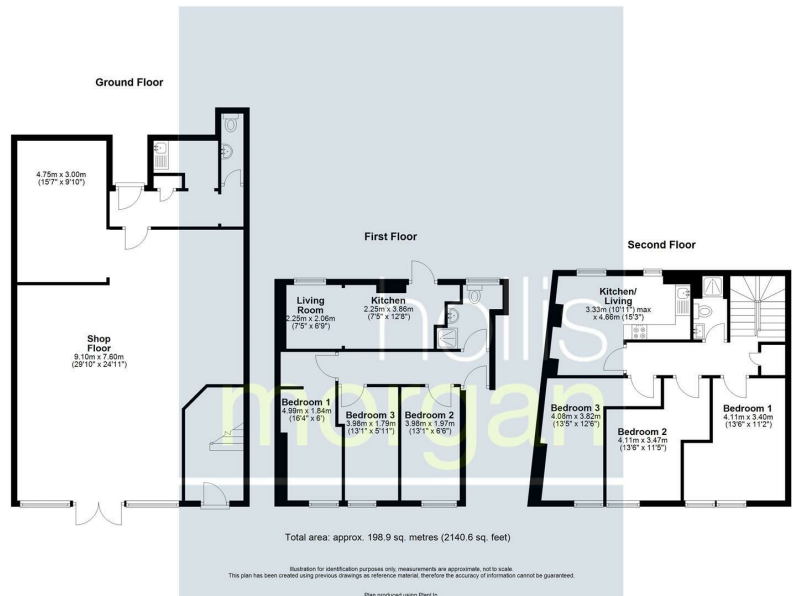
LOCATION

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.

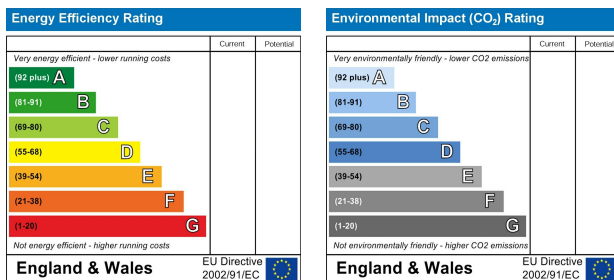
PROPERTY DETAILS DISCLAIMER

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.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.