



295 HOTWELL ROAD
HOTWELLS, BRISTOL, BS8 4NQ

Asking Price £1,250,000

- Attractive five storey Grade II listed building
- Arranged as five large flats (1 x 3-bed and 4 x 2-beds)
- Potential rental income in excess of £90,000 per annum
- Large garden and parking to the rear with potential
- Superb investment / break-up opportunity



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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Asking Price £1,250,000

DESCRIPTION

A substantial and attractive five storey Grade II listed period building arranged as five well-presented flats (1 x 3-bedroom flat and 4 x 2-bedroom flats). There is a large garden and additional parking area to the rear that may offer potential for further development, subject to consents. The building has been well-maintained during its current ownership and all of the flats benefit from modern kitchens and bathrooms, gas central heating and spacious living accommodation.

The property offers a potential rental income in excess of £90,000 per annum once the current rents have been increased and also presents a superb break-up opportunity, whereby the flats could be sold off separately.

LOCATION

The property is situated in a fantastic location within close proximity to Bristol's harbourside which has undergone a huge transformation in recent years. Easy access is provided to the City Centre, Clifton Village and a wide range of amenities on the harbourside and Wapping Wharf.

ACCOMMODATION / CURRENT RENTAL DETAILS

BASEMENT FLAT - Approx. 72 m² (771 sq ft)

Comprising a private entrance hall, lounge/diner, modern kitchen, three bedrooms and a bathroom with a garden to the rear. Currently let on an AST dated 6 January 2022 at a rent of £1,300 pcm.

HALL FLOOR FLAT - Approx. 53 m² (575 sq ft)

Comprising a lounge/diner, modern kitchen, two bedrooms and a bathroom. Currently let on an AST dated January 2024 at a rent of £1,200 pcm.

FIRST FLOOR FLAT - Approx. 57 m² (622 sq ft)

Comprising a lounge/diner, modern kitchen, two bedrooms and a bathroom. Currently let on an AST dated 29 July 2022 at a rent of £950 pcm.

SECOND FLOOR FLAT - Approx. 53 m² (575 sq ft)

Comprising a lounge/diner, modern kitchen, two bedrooms and a bathroom. Currently let on an AST dated 30 May 2020 at a rent of £850 pcm.

TOP FLOOR FLAT - Approx. 51 m² (554 sq ft)

Comprising an open-plan kitchen/living/dining room, two bedrooms and a bathroom. Currently let on an AST dated 25 August 2021 at a rent of £850 pcm.

POTENTIAL RENTAL / BREAK-UP FIGURES

All of the flats are currently under-let and we would anticipate the current market rents below along with break-up sales values:

BASEMENT FLAT: £1,800 pcm / £350,000

HALL FLOOR FLAT: £1,500 pcm / £285,000

FIRST FLOOR FLAT: £1,500 pcm / £295,000

SECOND FLOOR FLAT: £1,500 pcm / £295,000

TOP FLOOR FLAT: £1,250 pcm / £275,000

TOTAL: £90,600 Per annum / GDV: £1,500,000

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ratings:

Basement Flat, First Floor Flat & Second Floor Flat - D

Hall Floor Flat & Top Floor Flat - E

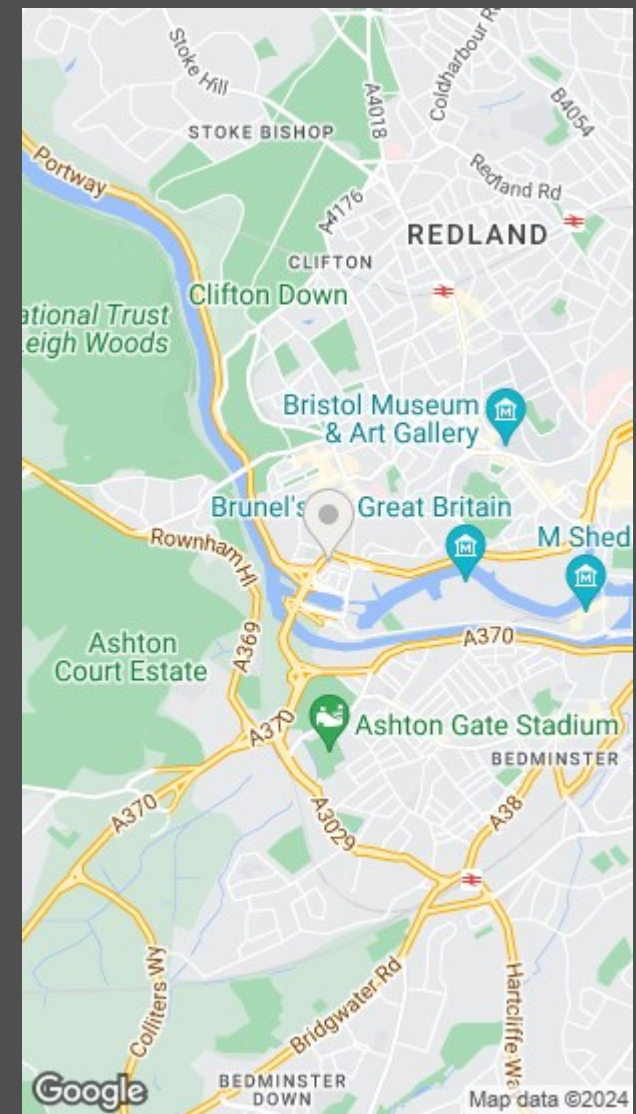
TENURE

The property is for sale on a freehold basis, subject to the current ASTs for each flat.

VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940

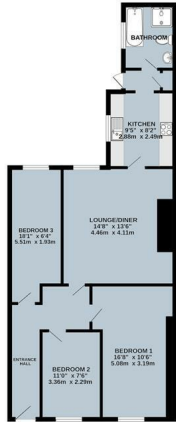




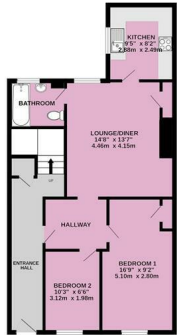
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BASEMENT
772 sq ft (71.7 sq.m.) approx.



HALL FLOOR
717 sq ft (66.4 sq.m.) approx.



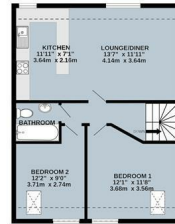
1ST FLOOR
718 sq ft (66.6 sq.m.) approx.



2ND FLOOR
715 sq ft (66.4 sq.m.) approx.



3RD FLOOR
555 sq ft (51.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3469 sq.ft. (322.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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