



9 CLAREMONT ROAD
BISHOPSTON, BRISTOL, BS7 8DL

Auction Guide £895,000+

- SOLD FOR £1,002,000 - 25 April Auction
- Substantial five storey period building
- Arranged as 5 large 1-bedroom flats
- Potential to reconfigure flats into 2-bedrooms
- Potential Rent/GDV: £81,600 PA / £1,650,000
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



9 CLAREMONT ROAD, BISHOPSTON, BRISTOL, BS7 8DL

Auction Guide £895,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 April 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £1,002,000 - FREEHOLD INVESTMENT/BREAK-UP OPPORTUNITY - BLOCK OF 5 X 1-BEDROOM FLATS

DESCRIPTION

An attractive five storey period building arranged as five spacious 1-bedroom flats. The property is in need of refurbishment throughout and offers potential to reconfigure the majority of the flats to increase the number of bedrooms. There is a good-sized garden to the rear that is currently sub-divided between the hall floor and basement flats. A wealth of period features are retained including arched windows, fireplaces and ornate corncicing.

Situated in a superb location in the heart of Bishopston, the property benefits from stunning views across the city as well as easy access to the shops, bars and restaurants on Gloucester Road. A fantastic investment opportunity with a potential rental income in excess of £81,000 per annum once renovated. Alternatively, the property presents an excellent break-up opportunity whereby the flats could be renovated and sold off individually. To be sold with vacant possession.

LOCATION

The property is situated in an enviable position on the sought after Claremont Road in West Bishopston. Less than 100 yards from Gloucester Road, the property enjoys a wide array of local amenities including independent shops, fantastic restaurants and a range of pubs and bars. Excellent transport links are provided to the city centre and Redland and Montpelier train stations are within easy reach. The property falls within the Redland Ward with regards to Bristol City Council's licensing schemes.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

LOWER GROUND FLOOR FLAT: Comprising a Living Room, Kitchen/Diner, Bedroom, Bathroom and WC.

HALL FLOOR FLAT: Comprising a Living Room, Kitchen, Bedroom and Shower Room.

FIRST FLOOR FLAT: Comprising a Living Room, Kitchen, Bedroom and Shower Room.

SECOND FLOOR FLAT: Comprising a Living Room, Kitchen, Bedroom and Shower Room.

TOP FLOOR FLAT: Comprising a Living Room, Kitchen, Bedroom and Shower Room.

RESALE & RENTAL VALUES

There is scope to reconfigure the internal arrangement of the flats to create two bedrooms in each of the lower ground, hall floor, first floor and second floor flats. The quoted rental and resale values below are based upon these works having been carried out.

LOWER GROUND FLOOR FLAT: £1,500 PCM / £350,000

HALL FLOOR FLAT: £1,500 PCM / £375,000

FIRST FLOOR FLAT: £1,300 PCM / £325,000

SECOND FLOOR FLAT: £1,300 PCM / £325,000

TOP FLOOR FLAT: £1,200 PCM / £275,000

TOTAL: £81,600 PER ANNUM / £1,650,000

TENURE

The property is for sale on a freehold basis with vacant possession.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Basement Flat / Ground Floor Flat / First Floor Flat & Top Floor Flat - E

Second Floor Flat - D

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

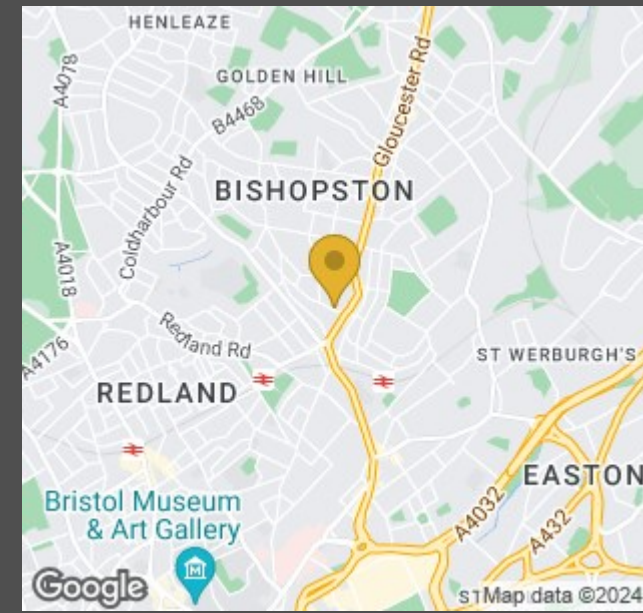
BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



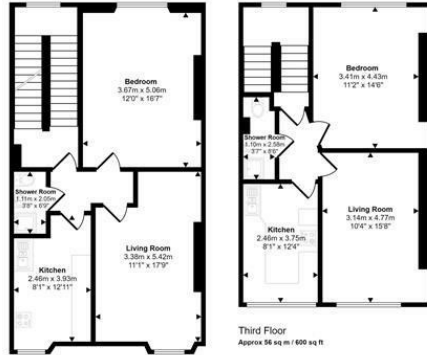


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





Approx Gross Internal Area
317 sq m / 3411 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Make Shippy 360.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

