



MAGGS  
& ALLEN

9 BROOK ROAD

MONTPELIER, BRISTOL, BS6 5LR

Auction Guide £350,000+

- 23 May LIVE ONLINE AUCTION
- Larger than average end terraced house
- 4-bedroom student let producing £26,400 PA
- Potential to increase rental income
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



# 9 BROOK ROAD, MONTPELIER, BRISTOL, BS6 5LR

## Auction Guide £350,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

END TERRACED PERIOD PROPERTY - LICENCED 4-BEDROOM HMO LET AT £26,400 PA

### DESCRIPTION

A larger than average end of terrace period property that is currently arranged as a licenced 4-bedroom HMO. The property is currently let producing £2,200 pcm (£26,400 pa) and there is scope to increase the rents following a cosmetic refurbishment. There is also scope to restore the property to a single family house at the end of the current tenancy. There is an enclosed front garden and a courtyard garden to the rear.

### LOCATION

The property is situated on Brook Road in Montpelier on the corner of West Grove. Easy access is provided to the city centre and a wide range of local amenities are available on the popular Picton Street.

### ACCOMMODATION

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

### GROUND FLOOR

Comprising an entrance hall, living room/bedroom and a kitchen/dining/living room with door onto the rear garden.

### FIRST FLOOR

Comprising three double bedrooms and a bathroom.

### TENANCY DETAILS

The property is currently let to students on an Assured Shorthold Tenancy agreement producing £2,200 pcm until 30th June 2024. Please refer to the online legal pack for a copy of the AST.

### TENURE

The property is to be sold on a freehold basis, subject to the AST above.

### COMPLETION

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

### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

### 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](mailto: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

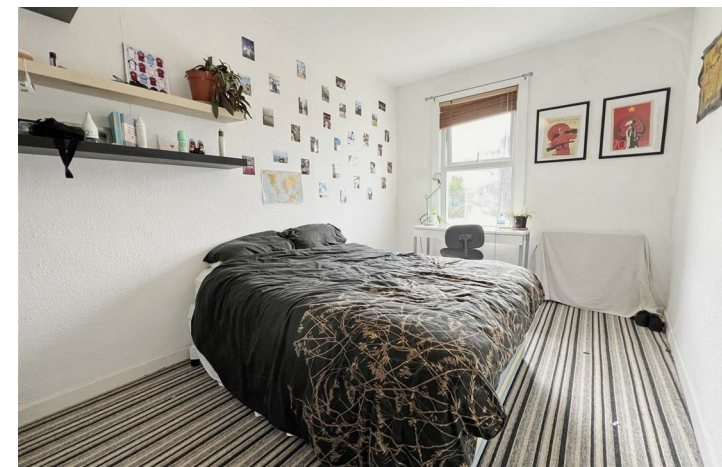
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

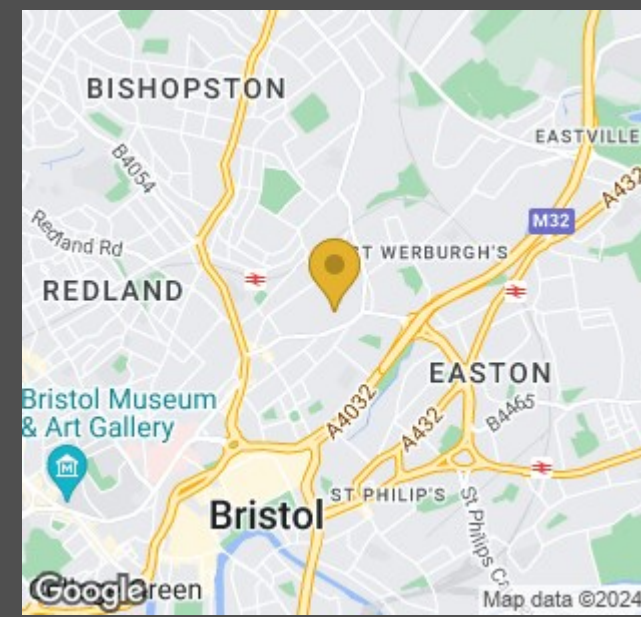
### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.





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  
116 sq m / 1249 sq ft



Ground Floor  
Approx 57 sq m / 613 sq ft

First Floor  
Approx 59 sq m / 636 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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