



MAGGS
& ALLEN

295 HOTWELL ROAD
HOTWELLS, BRISTOL, BS8 4NQ

Auction Guide £995,000+

- SOLD FOR £1,290,000 - 19 September Auction
- 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
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295 HOTWELL ROAD, HOTWELLS, BRISTOL, BS8 4NQ

Auction Guide £995,000+



FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £1,290,000 - SUBSTANTIAL FREEHOLD INVESTMENT/BREAK-UP OPPORTUNITY ARRANGED AS 5 LARGE FLATS

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 £1,400 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 £950 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 £950 pcm.

COMPLETION

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

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

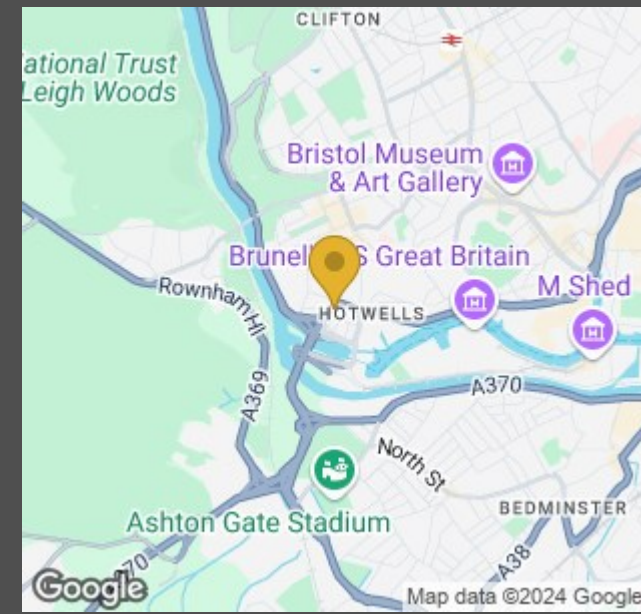
TENURE

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ratings:
Basement Flat, Hall Floor Flat, First Floor Flat & Second Floor Flat - D
Top Floor Flat - E





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.





295 HOTWELL ROAD

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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