



2B HENBURY ROAD
WESTBURY-ON-TRYM, BRISTOL, BS9 3HJ

Auction Guide £395,000+

- 21 November LIVE ONLINE AUCTION
- 6-Bedroom Rental Investment
- Potential rental income of circa £50,400 per annum
- Prime location in the heart of Westbury-on-Trym
- 8-week completion



Auction & Commercial
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www.maggsandallen.co.uk



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FOR SALE BY AUCTION

This property is due to feature in our online auction on 21 November 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

MODERN SIX-BEDROOM RENTAL INVESTMENT

DESCRIPTION

An immaculately presented first floor 6-bedroom apartment, situated in the heart of Westbury-on-Trym village. The property has been finished to a high standard and is ready to be let to students or professionals. We anticipate a potential rental income of circa £700 pcm per room (£50,400 per annum) making the property a superb and high yielding investment. A short level walk onto the High Street offers a wide range of shops, bars and restaurants. A superb opportunity for landlords and investors.

LOCATION

The property is situated on the corner of Henbury Road and Passage Road in the heart of Westbury on Trym, a level walk to the High Street with its variety of shops, restaurants, bars and supermarkets. Westbury on Trym is amongst the most sought after locations in Bristol and provides easy access to the open green spaces of Durdham Downs and Canford Park. For the commuter, there are excellent transport links to the motorway networks (M5, M4, M32) and the centre of Bristol.

ACCOMMODATION

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

FIRST FLOOR FLAT

The property is accessed via an external staircase to the rear of the building and comprises a modern kitchen/diner, living room, six bedrooms and two shower rooms.

RENTAL POTENTIAL

We would anticipate a market rent in the region of £700 pcm per room on an inclusive basis. Once fully let, this would equate to a gross annual income of circa £50,400.

TENURE

The property is for sale on the basis of a new 999 year lease.

COMPLETION

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

HMO LICENSING & PLANNING

An HMO licence for 6 occupants was granted on 29/07/2024.

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: C

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.

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

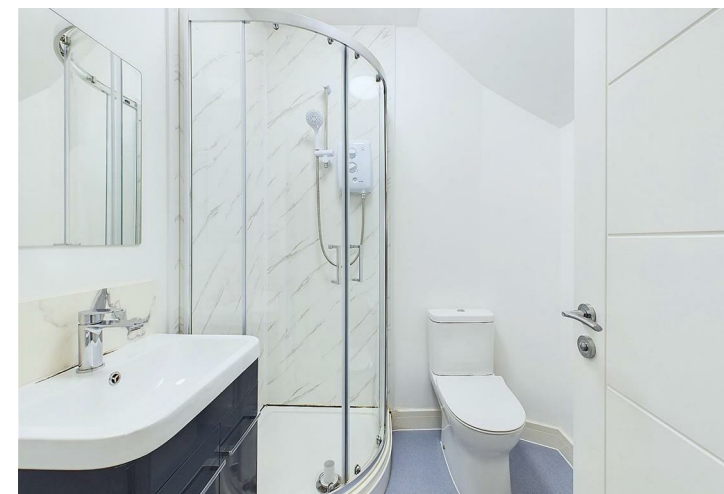
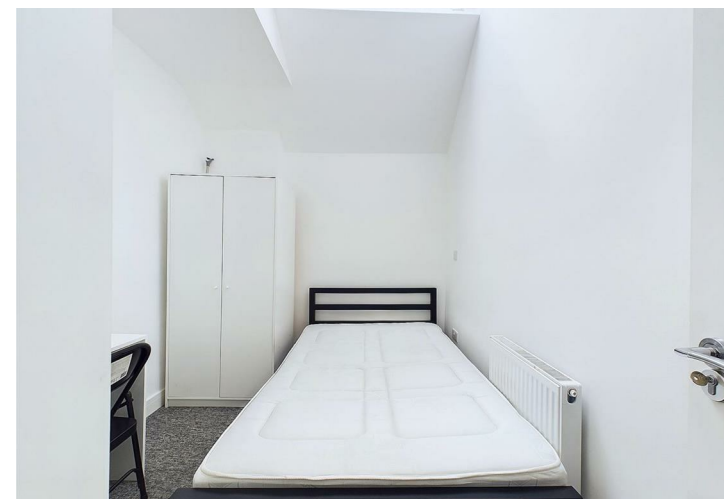
Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

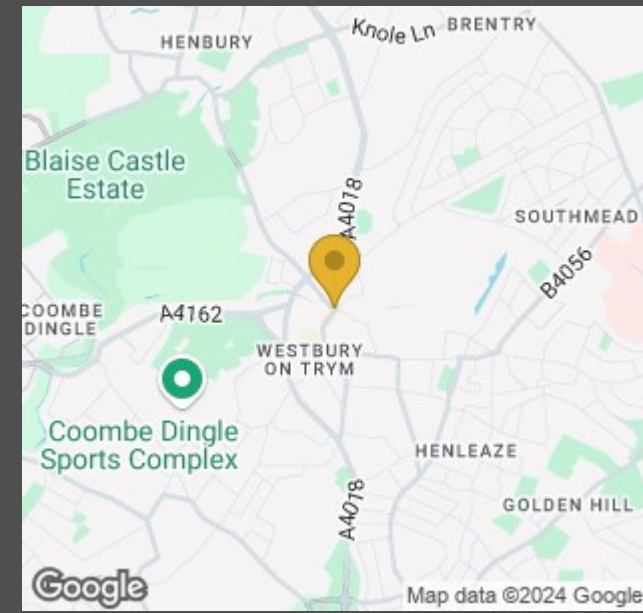
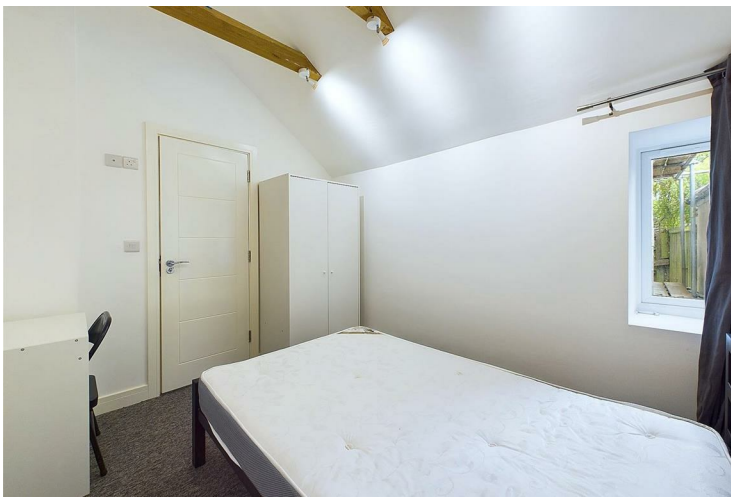
*GUIDE PRICE

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.





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.





Approximate total area⁽¹⁾

915.9 ft²
85.09 m²

Balconies and terraces

72.66 ft²
6.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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