









38-44 BEDMINSTER PARADE BEDMINSTER, BRISTOL, BS3 4HT

Auction Guide £1,400,000+

- SOLD PRIOR 20 March Auction
- Substantial Residential Investment Property
- Arranged as 11 apartments
- Fully Let at £151,560 per annum.
- Excellent Letting Location
- Convenient for City Centre & Temple Meads



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38-44 BEDMINSTER PARADE, BEDMINSTER, BRISTOL, BS3 4HT Auction Guide £1,400,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 March 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD PRIOR - SUBSTANTIAL INVESTMENT PROPERTY IN BEDMINSTER ARRANGED AS 11 FLATS LET AT £151,560 PA.

DESCRIPTION

A substantial investment property comprising 11 located in the highly sought-after area of Bedminster Parade. The flats are fully let producing a gross annual income of approx. £151,560. The property is arranged over first, second and the third floors and comprise 9x one bedroom flats and 2x two bedroom flats. The property is ideally situated in a popular rental area, benefiting from close proximity to local shops, restaurants, excellent transport links, and within walking distance of Bristol City Centre.

LOCATION

Bedminster is a highly desirable suburb located south of the City Centre, currently undergoing significant redevelopment. The flats are located within easy reach of numerous shops, cafes and amenities on Bedminster Parade and East Street.

ACCOMMODATION

38 Bedminster Parade

Flat 1: 1 bedroom (approx. 39 m²)

Flat 2: 1 bedroom (approx. 39 m²))

Flat 3: 1 bedroom (approx. 45 m²)

Flat 4: 2 bedroom (approx. 66 m²)

Flat 5: 1 bedroom (approx 45 m²)

Flat 6: 2 bedroom (approx. 66 m²)

42 Bedminster Parade

Flat 1 - 1 Bedroom (approx. 58 m²)

Flat 2 - 1 Bedroom (approx. 45 m²)

Flat 3 - 1 Bedroom (approx. 55 m²)

Flat 4 - 1 Bedroom plus large south facing terrace (approx. 49 m²)

Flat 5 - 1 Bedroom (approx. 52 m²)

The floor plan and floor areas above are provided for indicative purposes only and should not be relied upon.

TENANCY DETAILS

We understand the flats are all let on Assured Shorthand Tenancy agreements, at the following rents:

38 Bedminster Parade

Flat 1: Let at £1,000pcm

Flat 2: Let at £1,075pcm

Flat 3: Let at £950pcm (tenancy due for renewal)

Flat 4: Let at £1,500pcm

Flat 5: Let at £1,200pcm

Flat 6: Let at £1,400pcm

Total Rent: £85,500pa

42 Bedminster Parade

Flat 1 - Let at £1,000pcm

Flat 2 - Let at £1,075pcm

Flat 3 - Let at £1,050pcm

Flat 4 - Let at £1,250pcm

Flat 5 - Let at £1,130pcm

Total Rents: £151,560 per annum.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings

38 Bedminster Parade

Flat: 1 - E Flats: 2, 4 & 5 - C

Flats: 3 & 6 - D

(Work is being carried out on Flat 3 and 6 to make them a C)

42 Bedminster Parade

Flats: 1 & 4 - E Flats: 2, 3 & 5 - C

(Flat 4 is waiting a new certificate for a C rating)

We understand from the client that 9 flats out of 11 will have an EPC rating of a C by the auction date.

INSURANCE & MAINTENANCE

We understand from our client that Taunton Leisure (the ground floor commercial unit) contribute the following to the whole building.

- 44% of insurance
- 44% of the maintenance
- 44% of the expenses incurred by the landlord in respect of repairing, rebuilding and cleansing of any
- 25% of the expenses incurred of any repairing of sewers, drains, channels, sanitary apparatus pipes, wires, or other Service Conduits and Appliances and other things which is common to the Property and to other property.
- They are solely responsible for their internal area, their windows, their non-load bearing walls etc.

TENURE

We understand the property is to be sold on a freehold basis and that the shop below has been sold off on two 999 year leases. Please refer to the legal pack for further clarification.

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 surface.



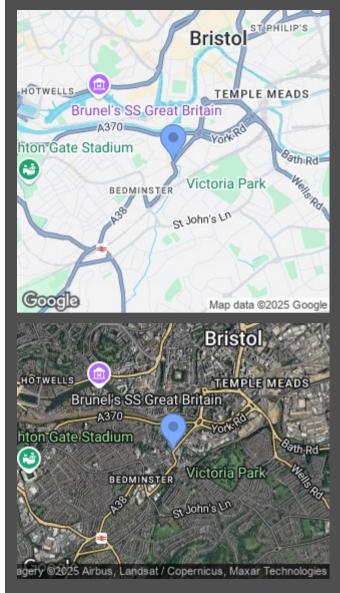












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38 Bedminster Parade



42 Bedminster Parade











