



MAGGS & ALLEN

4 CLEVEDON TERRACE
COTHAM, BRISTOL, BS6 5TX

Auction Guide £525,000+

- 22 May LIVE ONLINE AUCTION
- Four storey Grade II listed investment property
- 1-Bedroom Flat / 2-Bedroom Maisonette / Unconverted Basement
- Scope to convert basement to an additional flat
- Let producing £30,000 PA with potential to increase to £49,200 PA
- Superb investment / break-up opportunity - GDV £925K
- 8-week completion



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

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www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 22 May 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

ATTRACTIVE GRADE II LISTED FOUR STOREY BUILDING ARRANGED AS A MAISONNETTE, FLAT AND BASEMENT RIPE FOR CONVERSION

DESCRIPTION

A substantial Grade II listed Georgian townhouse spanning four storeys and offering exceptional investment/redevelopment potential. The property is currently arranged as a one-bedroom flat on the ground floor, a spacious two-bedroom maisonette across the first and second floors, and a basement level that presents an opportunity for conversion into an additional flat, subject to obtaining the necessary consents. The existing flats are fully let to professionals, generating a combined annual rental income of £30,000, which could be increased to circa £49,200 per annum if the basement level was converted to an additional garden flat and the current rents were raised to market level. The property is situated in a highly sought after letting location as it is within easy access to the BRI Hospital, city centre, Clifton and Gloucester Road.

LOCATION

Clevedon Terrace is a charming street in Cotham on the borders of Kingsdown and Redland, within a short walk of the University of Bristol, the city centre and St Michaels Hill. The property is conveniently situated for access to a wide range of bars, restaurants and the Everyman cinema on Whiteladies Road, a vibrant array of independent shops on Gloucester Road and ease of access to everything Bristol city centre has to offer. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile away. The area is immensely popular with professional and student tenants.

ACCOMMODATION & APPROXIMATE FLOOR AREAS

HALL FLOOR FLAT (36 m²) - Comprising an open-plan kitchen/living room, double bedroom and shower room.

FIRST & SECOND FLOOR MAISONNETTE (98 m²) - Comprising an entrance hall, living room, kitchen/diner, shower room and two double bedrooms.

BASEMENT (46 m²) - An unconverted basement level with scope to convert into a one-bedroom garden flat.

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

RENTAL FIGURES / BREAK-UP VALUE

There is scope to convert the basement to an additional flat (subject to consents). We have outlined our anticipated rental and break-up values below on the basis such consent can be obtained and the basement is converted:

HALL FLOOR FLAT - Currently £950 pcm but could be increased to £1,100 pcm / £265,000

FIRST & SECOND FLOOR MAISONNETTE - Currently let at £1,550 pcm but could be increased to £1,700 pcm / £375,000

BASEMENT GARDEN FLAT (if converted) - £1,300 pcm / £285,000

TOTAL POTENTIAL RENTAL INCOME / BREAK-UP VALUE - £49,200 PA / £925,000

TENURE

The property is to be sold on a freehold basis, subject to the existing ASTs.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

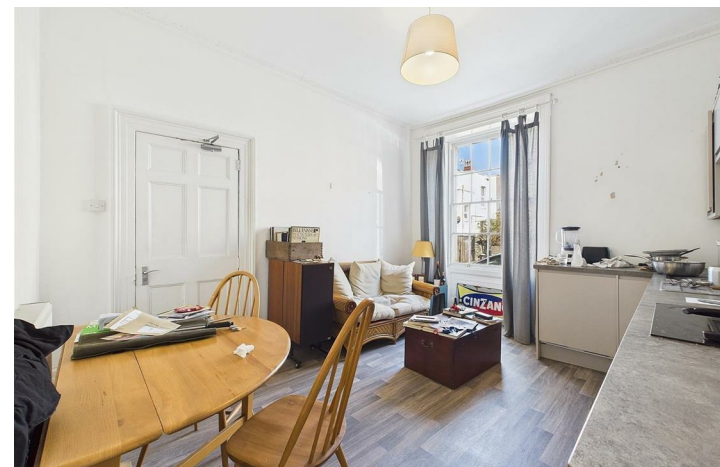
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

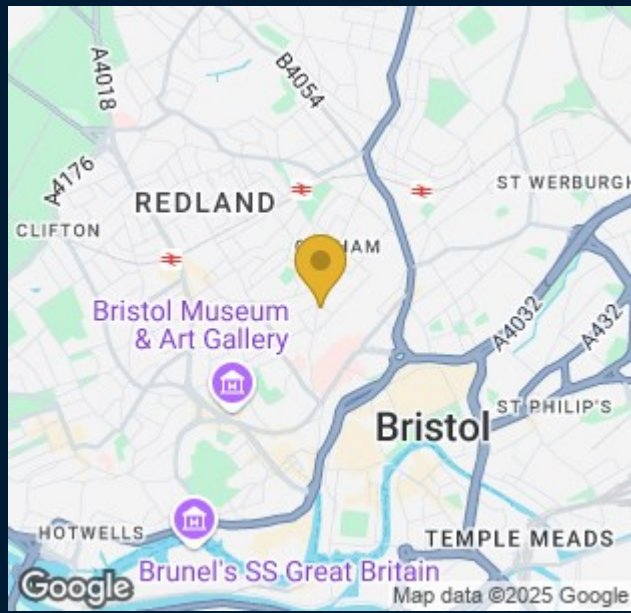
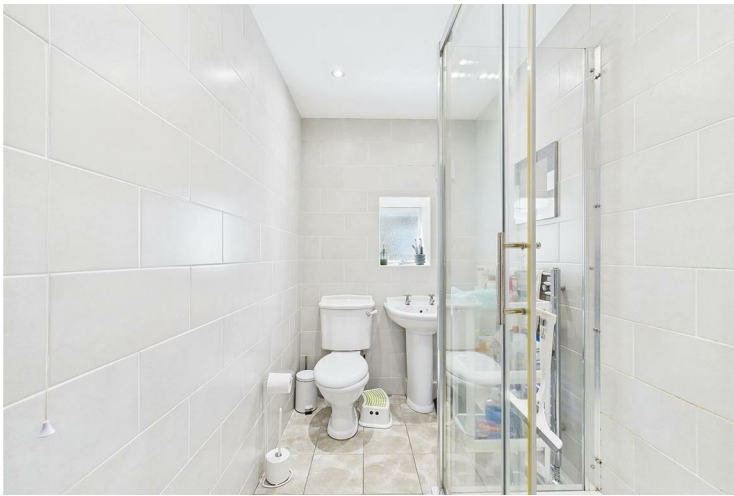
AUCTION OR BRIDGING FINANCE REQUIRED?

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.





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.



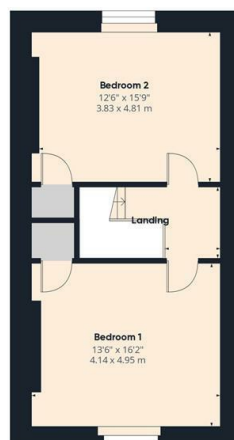
Basement



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1931.17 ft²
179.41 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.

QIRAFFE360



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