



# MAGGS & ALLEN

35 ELLISTON ROAD  
REDLAND, BRISTOL, BS6 6QQ

**Guide Price: £595,000+**

- 22 May LIVE ONLINE AUCTION
- Four storey period investment property
- 1-bedroom basement flat / studio flat / five bedsits
- Off-street parking to the rear
- Potential rental income of circa £62,100 PA following refurbishment
- 8-week completion



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

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

#### VIEWING

By appointment

#### SUMMARY

FOUR STOREY RESIDENTIAL INVESTMENT - FLATS & BEDSITS

#### DESCRIPTION

Situated in a prime and highly sought-after location in central Redland, this attractive mid-terraced period property offers an exceptional investment opportunity with superb scope to add value.

The building is currently configured as a self-contained basement flat - benefiting from rear access and off-street parking - a studio flat and five bedsits across the ground, first, and second floors, sharing bathroom facilities.

In need of full renovation, the property presents significant scope for reconfiguration. The upper floors could be transformed into a high-yielding 5-bedroom HMO (House in Multiple Occupation) by introducing en-suite facilities and a shared living area, subject to the necessary consents.

With current rental income at rates well below market levels, there is considerable potential to increase returns. Following refurbishment, the projected rental income is estimated at approximately £62,100 per annum.

This is a rare chance to secure a prime property in one of Bristol's most desirable residential areas - with strong demand from both professionals and students.

#### SCHEDULE OF ACCOMMODATION & CURRENT RENTAL FIGURES

BASEMENT FLAT (1-BED) - £700 PCM

BEDSIT 1 - £400 PCM

STUDIO 2 - £550 PCM

BEDSIT 3 - £450 PCM

BEDSIT 4 - £650 PCM

BEDSIT 5 - VACANT

BEDSIT 6 - £450 PCM

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

#### POTENTIAL RENTAL INCOME

If the property is reconfigured and refurbished to provide a 5-bedroom HMO and a self-contained basement flat, we would anticipate a potential rental income in the region of £62,100 per annum.

#### TENURE

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

#### 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 £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

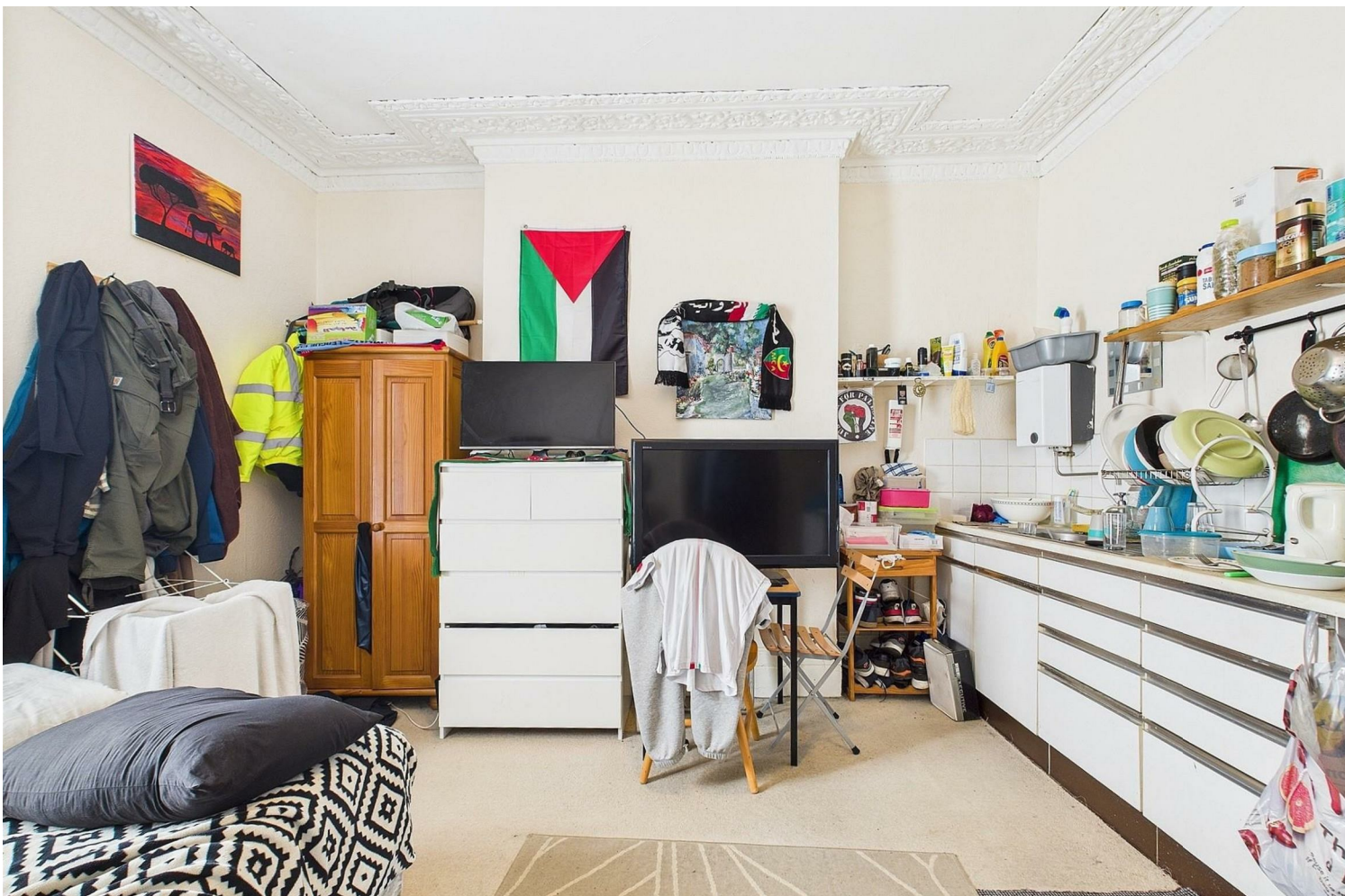
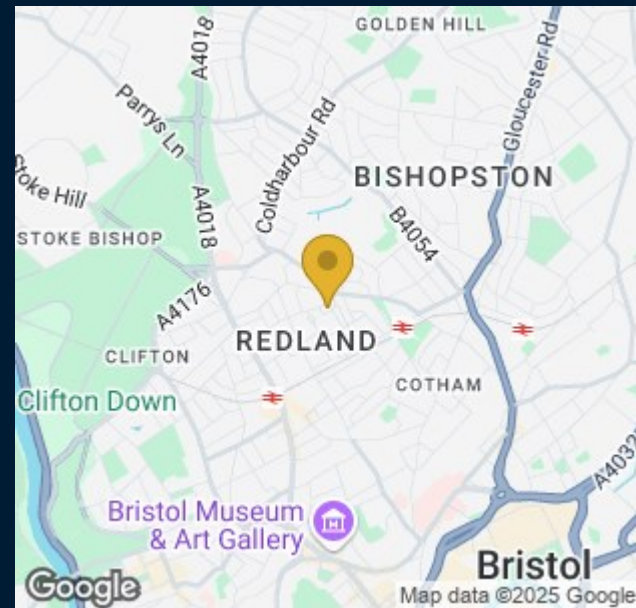
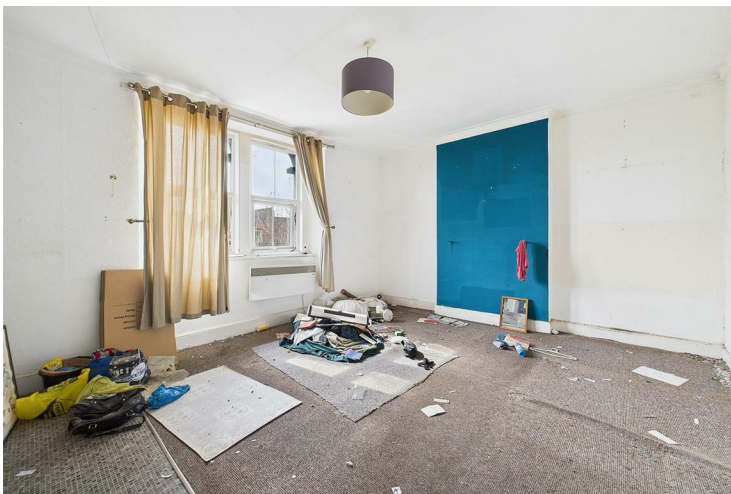
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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.



