



MAGGS & ALLEN

28 CITY ROAD
ST PAULS, BRISTOL, BS2 8TP

Guide Price: £550,000+

- 20 November LIVE ONLINE AUCTION
- Substantial freehold period investment property
- Arranged as four self-contained flats (2 x 1-bed & 2 x 2-bed)
- Currently producing a rental income of £60,000 PA
- Superb investment / break-up opportunity
- 8-week completion



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

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

VIEWINGS

By appointment.

SUMMARY

FREEHOLD PERIOD RESIDENTIAL INVESTMENT - BLOCK OF FOUR FLATS

DESCRIPTION

An attractive and substantial four-storey period terraced property, arranged as four self-contained flats (2 x two-bedroom and 2 x one-bedroom flats). The property is fully let and currently generating an impressive annual rental income of approximately £60,000.

This is a rare opportunity to acquire a freehold block of flats in a highly sought-after central location. Offering both an excellent ongoing investment and strong potential for future capital growth or individual resale, this property will appeal to investors seeking a high-yielding and versatile addition to their portfolio.

LOCATION

The property is located on City Road in St Paul's, and is close to Bristol city centre, Cabot Circus, and Stokes Croft. The area offers good access to local shops, public transport, and the M32, making it convenient for commuting and city living. The area is popular with student and professional renters.

SCHEDULE OF ACCOMMODATION (Approx. Floor Areas)

TOP FLOOR FLAT (51 m²) - Two-bedroom flat.

FIRST FLOOR FLAT (46 m²) - Two-bedroom flat.

GROUND FLOOR FLAT (40 m²) - One-bedroom flat.

BASEMENT FLAT (63 m²) - One-bedroom flat.

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

TENANCY DETAILS

Each flat is currently let on AST producing the following rents:

Top Floor Flat: £1,350 pcm

First Floor Flat: £1,350 pcm

Ground Floor Flat: £1,150 pcm

Basement Flat: £1,150 pcm

TENURE

The property is for sale 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.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Energy Ratings: Top Floor Flat - D / First Floor Flat - C / Ground Floor Flat - C / Basement Flat - 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 £1,800 plus VAT (£2,160 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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

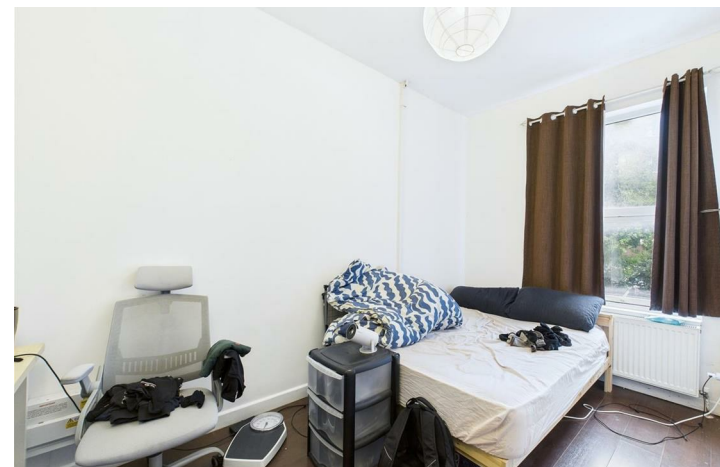
PRELIMINARY DEPOSITS

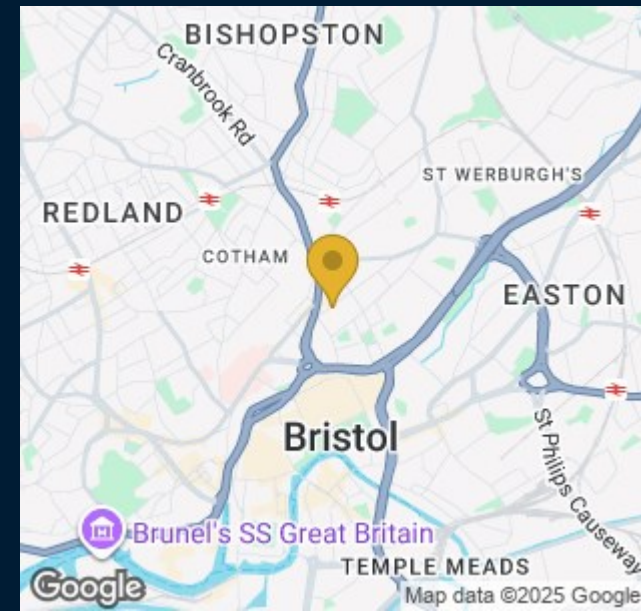
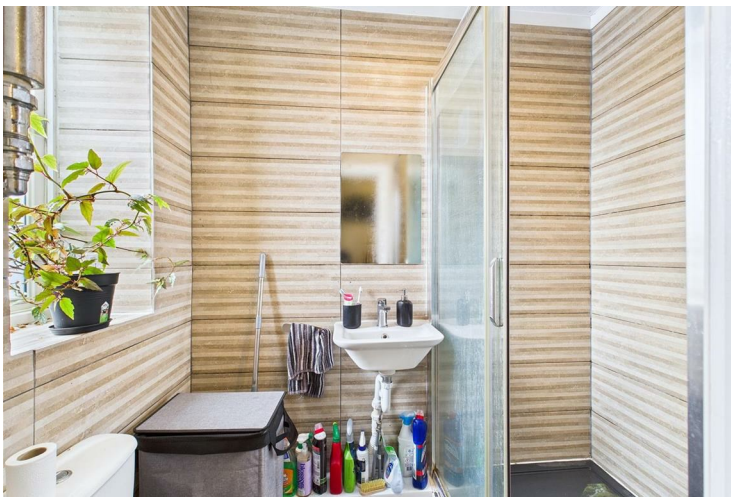
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





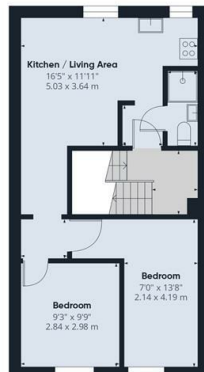
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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



First Floor



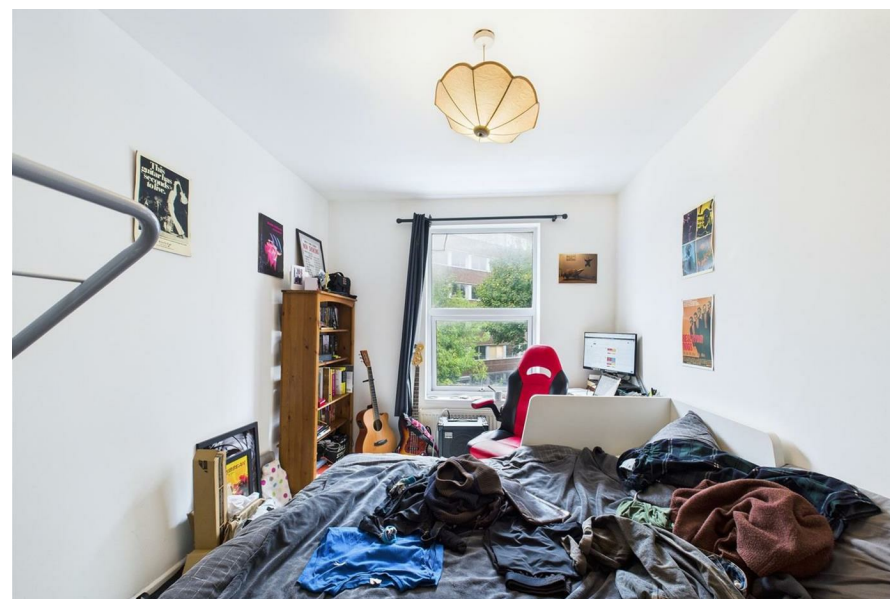
Second Floor

Approximate total area[†]
207.1 m²
2229 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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