

MAGGS & ALLEN

LINCOLN HOUSE

LINCOLN STREET, LAWRENCE HILL,
BRISTOL, BS5 0FB

Guide Price: £1,500,000+

- SOLD FOR £1,700,000- October Auction
- BEST & FINAL OFFERS - THURSDAY 9TH OCTOBER
- Freehold block of 12 modern apartments
- 6 x 2-Bedroom Flats & 6 x 1-Bedroom Flats
- Potential rental income of £162,000 PA
- Break-up values of circa £2.25 million
- 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 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £1,700,00 FREEHOLD BLOCK OF 12 MODERN APARTMENTS - IDEAL INVESTMENT / BREAK-UP OPPORTUNITY

DESCRIPTION

An exciting opportunity to acquire a modern development of 12 apartments set across two adjoining blocks. The development comprises 6 x 2-bedroom apartments and 6 x 1-bedroom apartments arranged over three storeys.

The property will initially be sold subject to a 6-month licence agreement at a rent of £11,000 pcm and offers a potential rental income in the region of £162,000 per annum and break-up values totalling circa £2,250,000 at the end of the licence agreement. A rare chance to secure a high-performing asset in a prime and central Bristol location.

Ideally positioned just off Church Road, the property benefits from easy access to the city centre, a wide range of local shops, cafés, and amenities, as well as excellent links to the motorway network.

LOCATION

The property is situated on Lincoln Street on the borders of Lawrence Hill and Redfield in Bristol. A wide range of local amenities are available on the nearby Church Road and excellent transport links are provided to the city centre.

SCHEDULE OF ACCOMMODATION

GROUND FLOOR: 2 x 1-Bedroom Flats & 2 x 2-Bedroom Flats

FIRST FLOOR: 2 x 1-Bedroom Flats & 2 x 2-Bedroom Flats

SECOND FLOOR: 2 x 1-Bedroom Flats & 2 x 2-Bedroom Flats

RENTAL ESTIMATES & BREAK UP VALUES

POTENTIAL RENTAL INCOME:

We would anticipate an annual rental income of £162,000 per annum once fully occupied (£1,000 pcm for the 1-bedroom flats and £1,250 pcm for the 2-bedroom flats).

BREAK-UP VALUES:

We would anticipate break-up values totalling £2.25 million (£175,000 for the 1-bedroom flats and £200,000 for the 2-bedroom flats).

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

LICENCE AGREEMENT

The property is sold subject to a 6-month licence agreement whereby the current owners will pay a monthly rent of £11,000 for the whole building whilst the current occupants are re-housed elsewhere. Please refer to the online legal pack for a copy of the licence agreement.

FLOOR PLAN

The site plan is provided for illustrative purposes only and should be used as such by any prospective purchaser. The internal arrangement of the flats may vary slightly and interested parties should carry out a physical inspection of the property.

TENURE

The property is for sale on a freehold basis, subject to the licence agreement detailed above.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Flats 1, 2, 3, 5, 7, 9, 10, 11, and 12 - C

Flats 4 and 6 - B

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

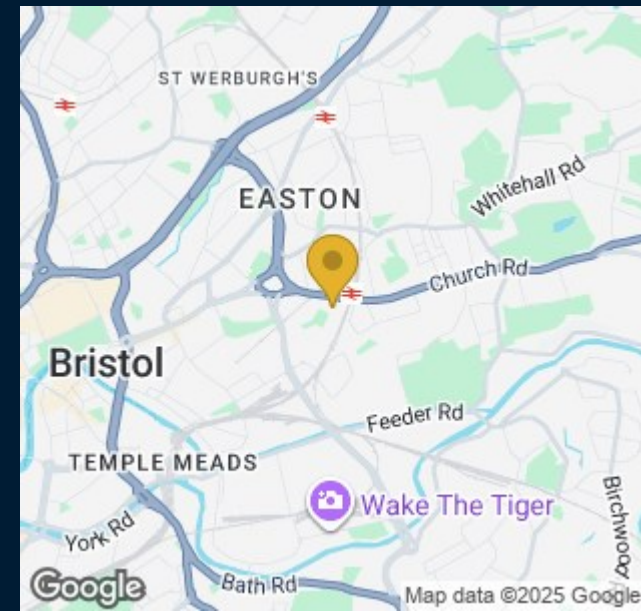
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.





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.



Ground Floor



First Floor



Second Floor

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Lincoln Street, Bristol, BS5 0FB

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