



37 WHATLEY ROAD
CLIFTON
BRISTOL

37 WHATLEY ROAD, CLIFTON, BRISTOL, BS8 2PS

A RARE OPPORTUNITY TO ACQUIRE A FULLY LET STUDENT INVESTMENT. COMPRISING OF 10 BEDSITS, A COMMUNAL KITCHEN, 3 BATHROOMS AND A SELF CONTAINED TWO BEDROOM GARDEN FLAT, THIS UNIQUE OFFERING IS IN A FABULOUS LOCATION JUST OFF WHITELADIES ROAD, AND HAS THE BENEFIT OF AN EXISTING HMO LICENCE. THIS “OFF THE SHELF” INVESTMENT IS IDEALLY SITUATED TO SERVICE THE HIGH LEVEL OF DEMAND FOR STUDENT ACCOMMODATION IN THIS DESIRABLE, CONVENIENT AND POPULAR LOCATION.

SUMMARY OF ACCOMMODATION

37 Whatley Road comprises of an upper marionette and a garden flat. Throughout, the accommodation is presented to a good letting standard, but in some areas the property would benefit from some cosmetic improvement. All of the Bedsits are bright and light, with pleasant open outlooks.

The Upper Maisonette comprises of three floors of Bedsits, which are bedrooms with a small kitchen and study area, these were refurbished two years ago. On each floor there is a communal shower room with a wash hand basin and WC. On the top floor Room 9 has a fitted kitchen and dining area for the use of all of the residents of 37 Whatley Road. The Garden Flat boasts two spacious bedrooms with large study areas, a bathroom with a bath, shower, wash basin and WC. There is also a kitchen which offers access to the large South facing garden, and a useful internal hallway.

It should be noted, that although the property offers a superb investment opportunity it also has the scope, subject to obtaining the necessary consent, for reconfiguration, or indeed returning it to a family home.

LOCATION

37 Whatley Road is in a very desirable area for Students in Bristol just off Whiteladies Road, which offers a wide range of fashionable bars, restaurants, cafés and boutiques. Clifton Down Shopping Centre is also on the doorstep with its large Supermarket and Clifton Down Railway station offering access to the students to the main Rail Network. The Bristol University buildings are a short walk away, as is the Library, Student Union and Refectory. This really is an unparalleled location for Bristol Students, so as such will always enjoy a high level of demand from those attending both Bristol University and UWE.

RENTAL INCOME

ACADEMIC YEAR 2023/24 – Fully let achieving £114,960

ACADEMIC YEAR 2024/25 – Fully let achieving £122,880

OTHER INFORMATION

Viewing – By prior appointment with Hydes of Bristol – 0117 973 1516

Tenure –Freehold

EPC – Upper Floors D (59) with the potential of B (85)

EPC – Garden Flat D (64 with the potential of C (76)

Local Authority - Bristol City Council

Council Tax Band – Upper Floors Band E, Garden Flat Band C

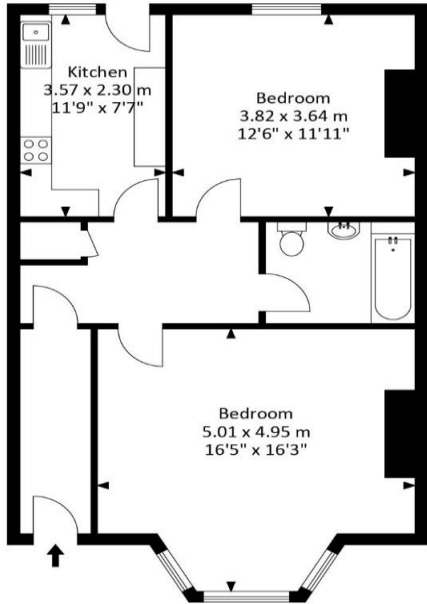
Services - We understand all mains services to be to be connected.

Broadband – Ultrafast available up to 1000 Mbps download, 220 Mbps upload.

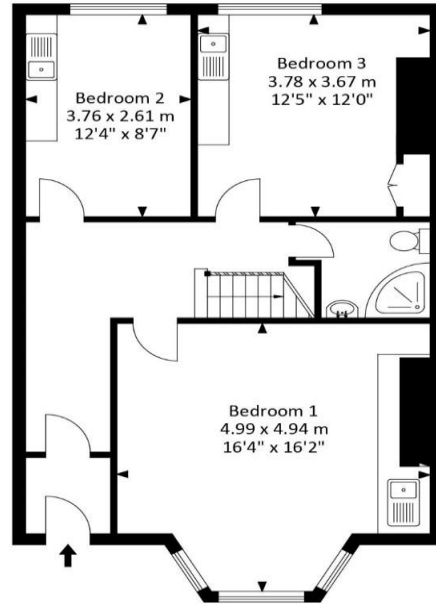
Mobile Phone – There is voice coverage for EE, 02, Vodafone and Three.



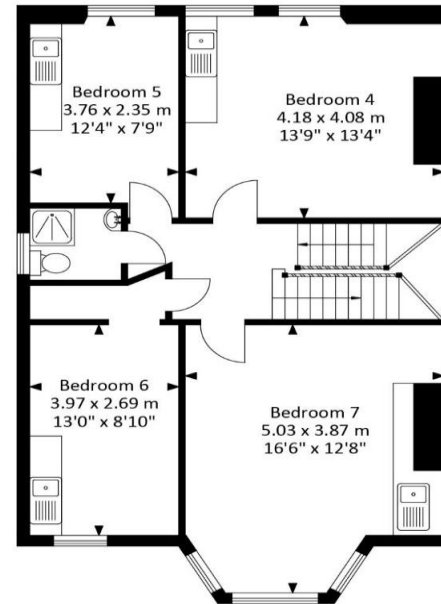
Approx. Gross Internal Area
2783.3 Sq.Ft - 258.6 Sq.M



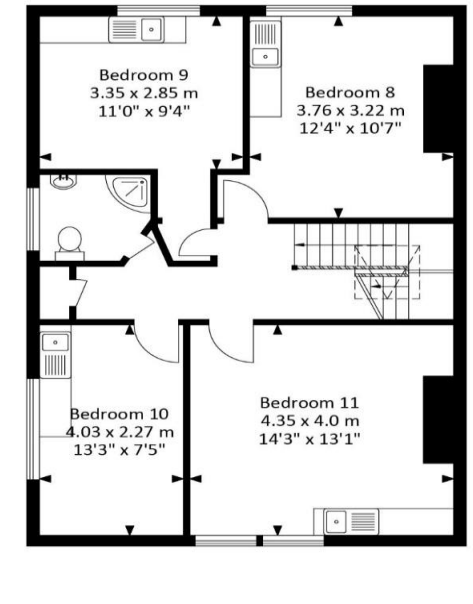
Lower Ground Floor



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

Hydes of Bristol LLP and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol LLP require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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