

MAGGS & ALLEN

39 - 41 BRITANNIA ROAD
KINGSWOOD, BRISTOL, BS15 8DB

Guide Price: £500,000+

- An exciting investment/development opportunity
- Two adjoining former HMOs - 9 bedrooms in total
- Potential rental income in excess of £70,000 PA
- Scope for an additional first floor, subject to consents
- Convenient location close to Kingswood High Street



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A rare and versatile investment/development opportunity comprising two adjoining single-storey residential properties, currently configured as two HMOs providing six and three bedrooms respectively.

The properties are in need of modernisation and are offered for sale with vacant possession, providing an incoming purchaser with considerable flexibility to refurbish the accommodation to suit their requirements. Once renovated, the properties are anticipated to offer a combined rental income in excess of £70,000 per annum.

The properties offer potential for a variety of uses and development opportunities, subject to the necessary planning and other consents, including:

- Continued HMO use, following refurbishment.
- Conversion and refurbishment to provide two individual bungalows.
- Conversion to create multiple self-contained flats.
- A range of commercial uses, subject to planning.

There may also be potential to add a further storey to the existing buildings, creating additional residential accommodation, subject to obtaining the necessary planning permission and consents.

Offered for sale with vacant possession and providing a range of potential exit strategies, this is an opportunity likely to appeal to investors, developers and owner-occupiers seeking a property with scope to add value through refurbishment, redevelopment or alternative use.

LOCATION

The properties are situated on Britannia Road in Kingswood, a popular and established residential area approximately 5 miles east of Bristol city centre. The location benefits from a good range of local amenities, with Kings Chase Shopping Centre and the wider Kingswood centre providing a variety of shops, cafés, restaurants and everyday facilities nearby. There are also a number of well-regarded schools in the surrounding area, including John Cabot Academy, Two Mile Hill Primary School and Beacon Rise Primary School.

The area is well served by public transport, with regular bus services providing access towards Bristol and surrounding areas, while Lawrence Hill railway station is approximately 3.5 km away. The property's position therefore offers convenient access to both local amenities and the wider Bristol employment and leisure centres.

ACCOMMODATION

39 BRITANNIA ROAD - Lounge, 6 Bedrooms, 2 Kitchens, 3 Bathrooms, Utility Room.

41 BRITANNIA ROAD - Lounge, 3 Bedrooms, Kitchen, Bathroom, WC.

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

LOCAL AUTHORITY

South Gloucestershire Council.

SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only and should not be relied upon.

ADDITIONAL GARDEN LAND

Please note that an additional parcel of garden land (outlined in blue on the aerial photograph) is available to purchase by separate negotiation.

TENURE

The properties are for sale on a freehold basis with vacant possession.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

39 Britannia Road - D

41 Britannia Road - D

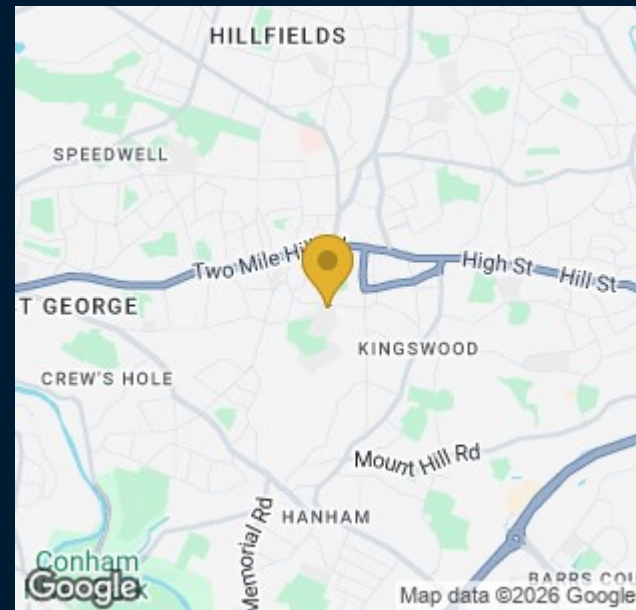
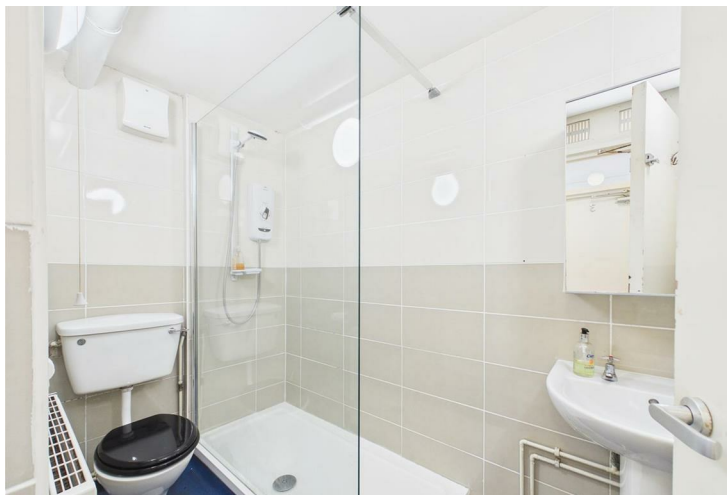
RENTAL ESTIMATES

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

VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940





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.



Approximate total area⁽¹⁾
2019 ft²
187.5 m²

(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.

OIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**