

223 Filton Avenue, Horfield, Bristol, BS7 0AY

Auction Guide Price +++ £750,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD PURPOSE BUILT HMO
- 10 BED | 8 BATH + RETAIL UNIT
- FULLY LET - £92.4k PA
- EXTENDED 8 WEEK COMPLETION.

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold PURPOSE BUILT 10 BED | 8 BATH HMO INVESTMENT with BONUS RETAIL UNIT | Fully Let producing £92.4k INCOME pa | EPC rating A

223 Filton Avenue, Horfield, Bristol, BS7 0AY

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 223 Filton Avenue, Horfield, Bristol BS7 0AY

Lot Number 49

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A Freehold mid terraced mixed use property that was converted in 2019 into a purpose built 10 bed | 8 bath HMO accommodation arranged over two floors with courtyard garden and two kitchens plus rear access. The property has a modern heating system and 21 solar panels plus 5kw battery resulting in an A rating EPC and lower than average running costs. In addition is a self contained retail unit on the front of the property – please note the shop and HMO have had titles already split. Sold subject to existing tenancies

Tenure - Freehold
Council Tax - Band E
EPC - A

THE OPPORTUNITY

HIGH YIELDING INVESTMENT | £92,496 pa

A high yielding purpose built HMO mixed use investment in this sought after location for both students and professionals. The property is sold fully furnished with all bedroom furniture and white goods included.

HMO income - £7,000 pcm | £84,000 pa (Inclusive of Bills | Let to Students for 2025 / 26 Academic Year)
Retail Unit - £708 pcm | £8,496 pa (New 3 year Lease)

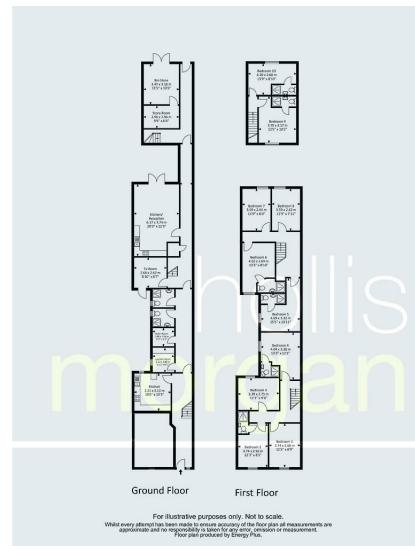
SCOPE TO INCREASE INCOME – 2 - 3 EXTRA ROOMS

There is potential to increase the number of bedrooms converting the large attic space.
There is scope for 2 - 3 extra rooms | £25,200 pa extra income subject to gaining the necessary consents.

LOCATION

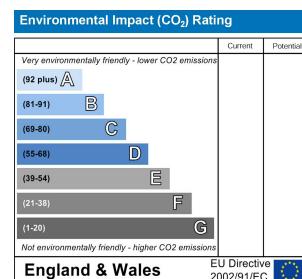
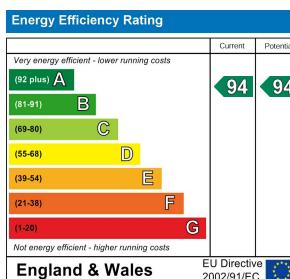
Located within the popular suburb of Filton with Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away plus Bristol City Centre is approximately five miles away and Southmead Hospital is within walking distance. Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst Gloucester Road North has a regular bus service to the City Centre.

Floor plan



For illustrative purposes only. Not to scale.
Whilst every attempt is made to ensure the information contained in these measurements are
as accurate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.

EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

**hollis
morgan**

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.

estate agents | auctioneers