



**MAGGS
& ALLEN**

160 GLOUCESTER ROAD
BISHOPSTON, BRISTOL, BS7 8NT
Asking Price £500,000

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DESCRIPTION

A development site situated in a highly desirable location on Gloucester Road, Bishopston. Full planning consent has been granted for the demolition of the existing buildings and construction of a single residential building comprising an HMO and a Use Class C1 aparthotel (although the planning consent lapsed January 2026). The scheme provides for a 7 bedroom aparthotel and a further 4 bedroom HMO, although offers potential for a variety of schemes, subject to obtaining the necessary consents.

LOCATION

The property is situated in a prominent position on Gloucester Road in Bishopston, close to the junction with Egerton Road. A wide range of local amenities are available on Gloucester Road and excellent transport links are provided to the city centre.

APARTHOTEL

This is 'a set of apartments where you can stay for a short time that offer services like a hotel, for example tea, coffee, towels and cleaning services'.

TENURE

Offered for sale on a freehold basis, and with vacant possession.

FLOOR PLAN

The floor plan and aerial plan is provided for indicative purposes only and should not be relied upon.

PLANNING

Application No: 22/01385/F

Proposal: Demolition of all buildings and construction of single residential block comprising a sui generis HMO, and a Use Class C1 aparthotel with associated external space, refuse and cycle storage.

Date of decision: 6th January 2023 (therefore lapsed January 2026).

POTENTIAL RENT

There is potential to create a further/8th bedroom in the aparthotel and our client has obtained a rental appraisal on this basis, from an established HMO/aparthotel specialist. They anticipate a rent in the region of £750pcm per room for the HMO, and circa £1,250pcm per room in the aparthotel (based on 80% occupancy).

Based on a 4 bedroom HMO and 8 bed aparthotel this therefore equates to a potential gross annual rent of £156,000pa.

VAT

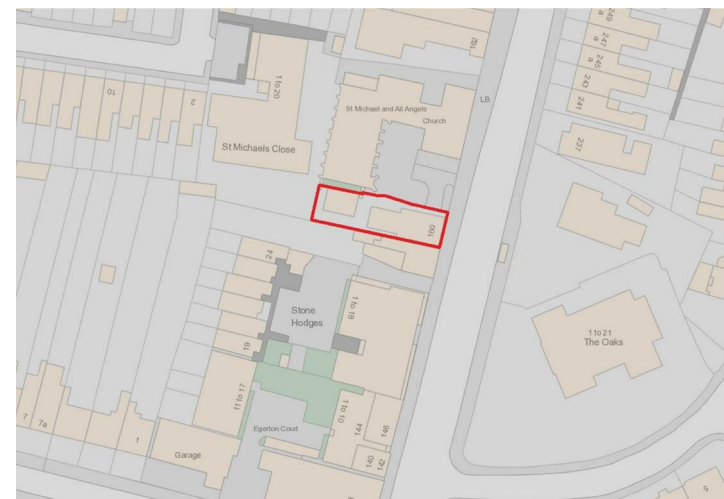
All figures quoted are exclusive of VAT unless otherwise stated.

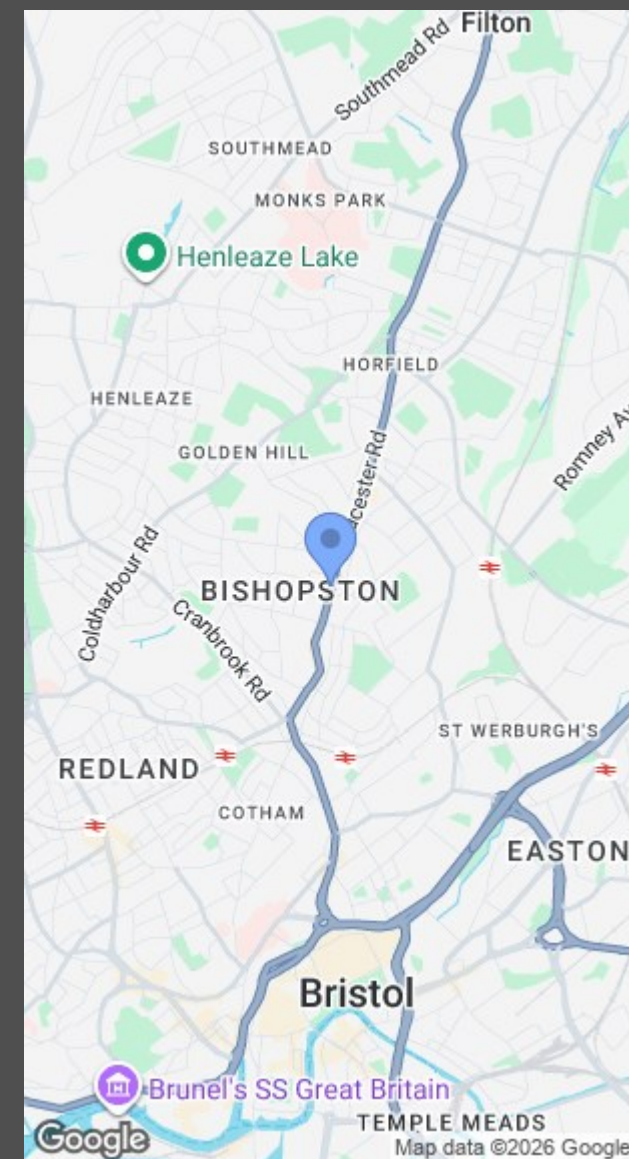
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

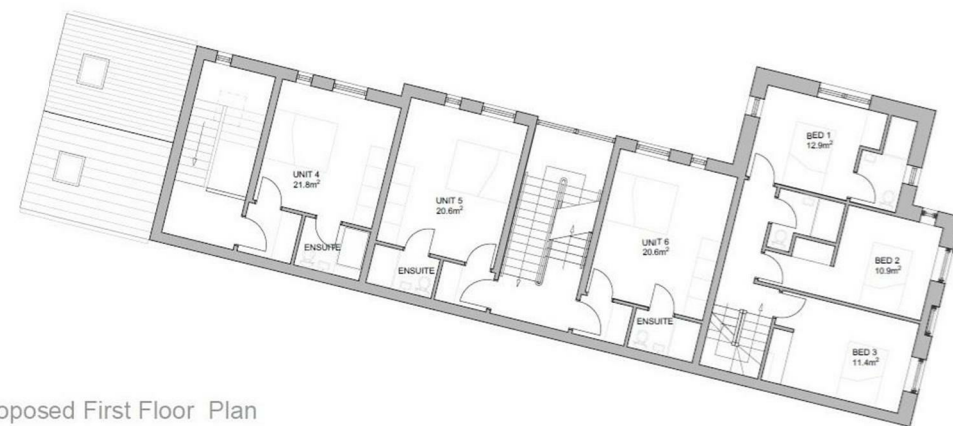




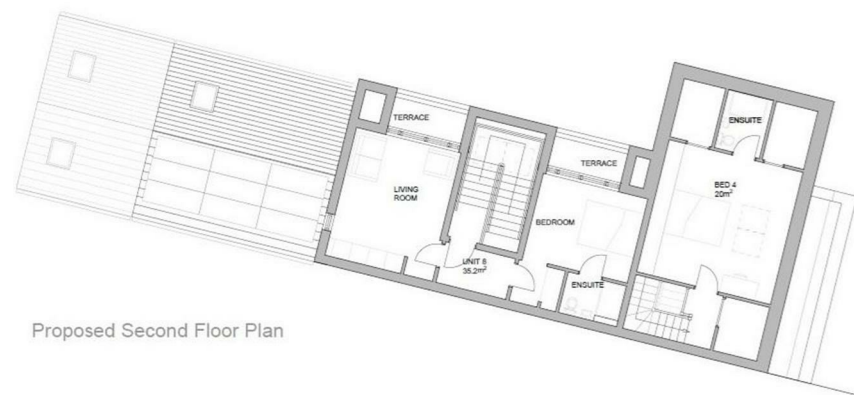
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

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