FLOOR PLAN:



EPC CHART:

ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



211-213, North Street, Bristol, BS3 1JH

Guide price £1,400,000

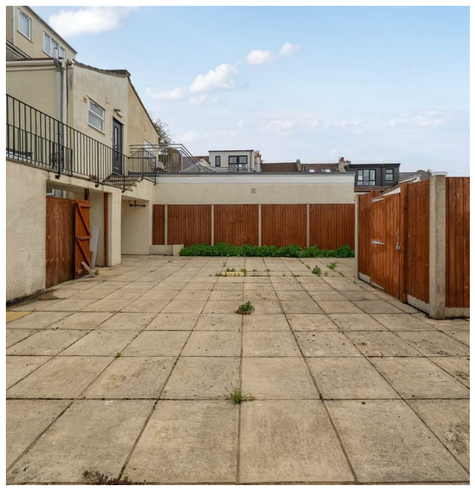
- A substanial mixed used investment opportunity with a current rental income of £98580 P.A
- Also offering a rear courtyard area with pedestrian access
- Comprising a retail unit and five apartments, perfectly positioned within the sought after area of North Street
- Freehold. EPC ratings ranging between C and E.

DETAILS

A rare opportunity to purchase a mixed use investment property in the sought after area of Bedminster, Bristol.









211–213 North Street is a substantial freehold investment property occupying a sought-after position in Southville, offering an attractive opportunity for investors seeking an established rental portfolio with further potential to enhance returns.

The property is currently arranged as six units across three floors. The ground floor comprises a double-fronted retail unit and a studio apartment, with planning permission to extend the studio (subject to the necessary consents). Both units benefit from access to a generous rear courtyard, which also provides pedestrian access to the rear.

The first floor comprises a two-bedroom apartment and a one-bedroom apartment, while the second floor offers a further two one-bedroom apartments. The residential units are complemented by fully equipped kitchens and bathrooms.

The apartments within 211 have been refurbished in recent years, while 213 presents an opportunity for further modernisation and improvement, offering scope to enhance both rental values and the overall investment return.

All six units are currently let, providing an established income stream from day one, with additional potential to increase returns through targeted improvements.

Current Rental Income

Monthly Rent

211–213 North Street – Ground Floor Retail Unit £2,500
211 North Street – First Floor, One-Bedroom Apartment £1,200
211 North Street – Second Floor, One-Bedroom Apartment £1,250
213 North Street – Ground Floor, Studio Apartment £865
213 North Street – First Floor, Two-Bedroom Apartment £1,350
213 North Street – Second Floor, One-Bedroom Apartment £1,050

Total Monthly Rental Income £8,215
Total Annual Rental Income £98,580

This substantial freehold property represents an appealing investment opportunity, combining a fully let, multi-unit income-producing asset in a popular Southville location with scope for further enhancement and rental growth.



