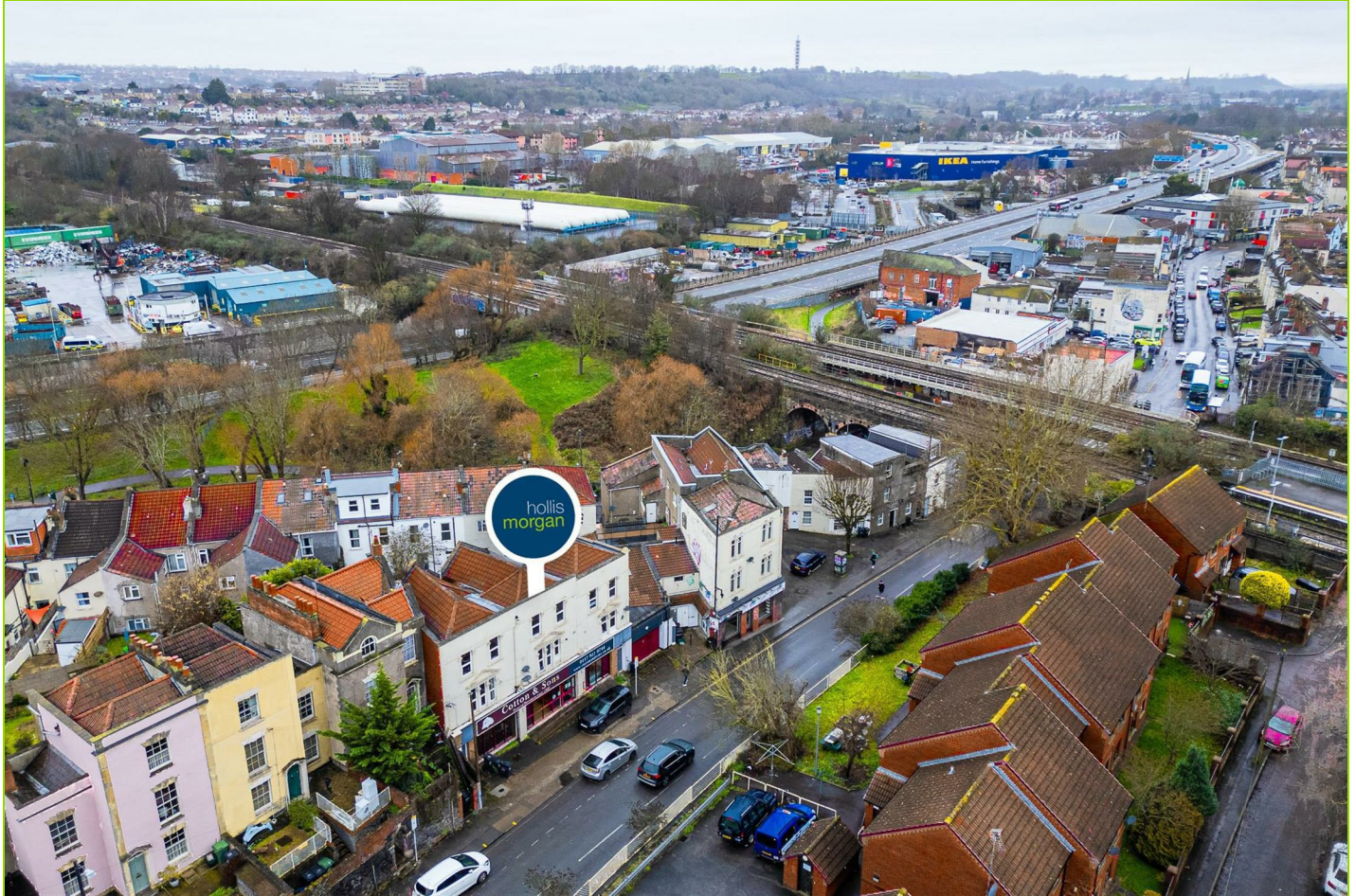


Residential Development Land Sales



338 - 344, Stapleton Road, Easton, Bristol, BS5 0NN

Guide Price £750,000

Hollis Morgan – A Freehold MIXED USE INVESTMENT BLOCK (4833 Sq Ft) comprising 5 x FLATS + COMMERCIAL UNIT | Fully let producing £79,995 INCOME pa

338 - 344, Stapleton Road, Easton, Bristol, BS5 0NN

THE PROPERTY

ADDRESS | 338 - 344 Stapleton Road, Eastville, Bristol BS5 0NN

A prominent mixed use property (4833 Sq Ft) comprising large ground floor commercial unit and 5 self contained residential flats on the upper floors.
Sold subject to existing tenancies.

SCHEDULE OF ACCOMODATION

Commercial Unit – Ground Floor + Garage | 2435 Sq Ft
Flat 338A – First Floor Self Contained Studio | Separate Kitchen 25.73 sqm / 276.96 sq ft
Flat 338B – Second Floor Self Contained 1 Bed Flat | Separate Kitchen 44.44 sqm / 478.35 sq ft
Flat 342A - First Floor Self Contained 1 Bed | Separate Kitchen 28.87 sqm / 310.75 sq ft
Flat 342B - First Floor Self Contained Studio | Separate Kitchen 32.22 sqm / 346.81 sq ft
Flat 342C – Second Floor Self Contained 1 Bed Flat | Separate Kitchen 46.80 sqm / 503.75 sq ft

Tenure - Freehold
Council Tax - A | A | A | A | A
EPC - C | C | C | C | C

THE OPPORTUNITY

PRIME MIXED USE INVESTMENT | £79,995 pa

The property produces £79,995 pa with some of the residential tenants in situ since 2023.

SCHEDULE OF INCOME

Commercial Unit - 20 years from November 2021 | Rent £29,145.00 pa | Rent Review 2026 / 2031 / 2036
Flat 338A - £825 pcm | Commenced 20th February 2026
Flat 338B - £900 pcm | Commenced 12th February 2024 | Vacating on 11th April
Flat 342A - £825 pcm | Commenced 9th March 2026
Flat 342B - £725 pcm | Commenced 23rd October 2023
Flat 342C - £925 pcm | Commenced 30th January 2023
Advertising Panels | £450 pa
Total - £79,995 pa

Please refer to online legal pack for copies of the AST tenancies and commercial lease.

BREAK UP VALUES

Flat 338A – First Floor Self Contained Studio | £80,000
Flat 338B – Second Floor Self Contained 1 Bed Flat | £125,000
Flat 342A - First Floor Self Contained 1 Bed | £100,000
Flat 342B - First Floor Self Contained Studio | £110,000
Flat 342C – Second Floor Self Contained 1 Bed Flat | £135,000

DEVELOPMENT

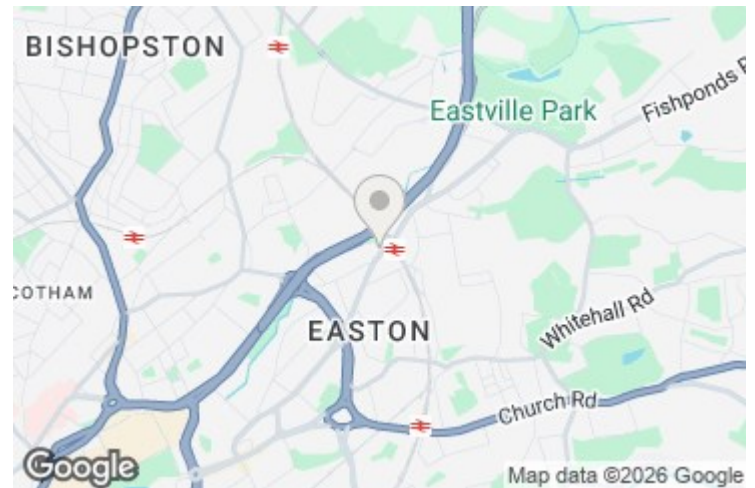
There may be scope for development on the air space over the garage subject to gaining the necessary consents.

LOCATION

The property occupies a prime location on this busy and popular High Street location with independent retailers, pubs, bars, cafes, and convenience stores.
The M32 Motorway is nearby and provides direct routes in and out of Bristol and the City Centre is approximately 1.5 miles away.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

449 m²
4833 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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