

Bristol - 52 Gayner Road, Filton BS7 0SW
Freehold 8-Bedroom HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



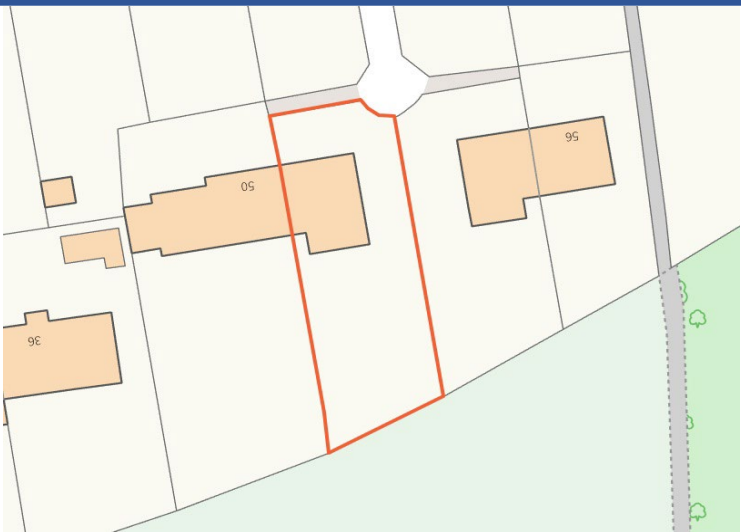
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Investment Consideration:

- Purchase Price: £765,000
- Gross Initial Yield: 10.04%
- Rental Income: £76,800 p.a.
- VAT is NOT applicable to this property
- Let to a professional operator until October 2028. Tenant responsible for all bills.
- Comprises recently refurbished and extended semi-detached house licensed as an 8-Bedroom HMO
- Benefits from private drive at front and large garden at rear, providing development potential, STPP
- Located circa 1.2km north-east of Southmead Hospital and is situated within close proximity of a number of major employers including Airbus, the Ministry of Defence, GKN Aerospace and Rolls Royce



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 52 (Ground, First & Second Floor)	Ground Floor: Kitchen/living, shower, 2 bedrooms First Floor: 5 bedrooms, 2 bathrooms Second Floor: 1 bedroom, office, store/boiler room	Social Housing Operator (with personal guarantee)	3 Years from 17 October 2025	£76,800	Note 1: Company Let Agreement Note 2: Landlord option to determine at any time with minimum 2 months notice Note 3: Tenant option to determine at any time with minimum 2 months notice Note 4: Deposit held of £6,692.31
Total				£76,800	

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Property Description:

Comprises recently refurbished and extended at rear semi-detached house operating as an 8-Bed HMO. The property provides entrance hall, two bedrooms, two shower rooms and an open plan kitchen/living room to the ground floor with five bedrooms and two shower rooms on the first floor and a further bedroom, an office room and a boiler/water tank cupboard on the second floor. The property is finished to a high standard with a mix of laminate and carpet floor coverings, good quality kitchen and shower rooms, painted plaster walls and ceilings, pendant and spotlight fittings, good quality fixtures and fittings including two dishwashers, two washing machines and two tumble dryers, providing the following accommodation and dimensions:

Ground Floor: Kitchen/living, shower, 2 bedrooms

First Floor: 5 bedrooms, 2 bathrooms

Second Floor: 1 bedroom, office, store/boiler room

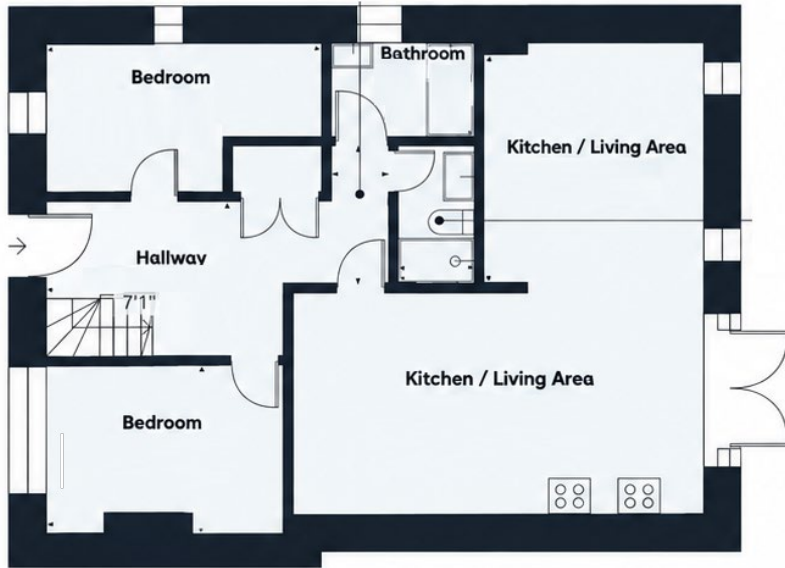
Total GIA: 155 sq m (1,668 sq ft)



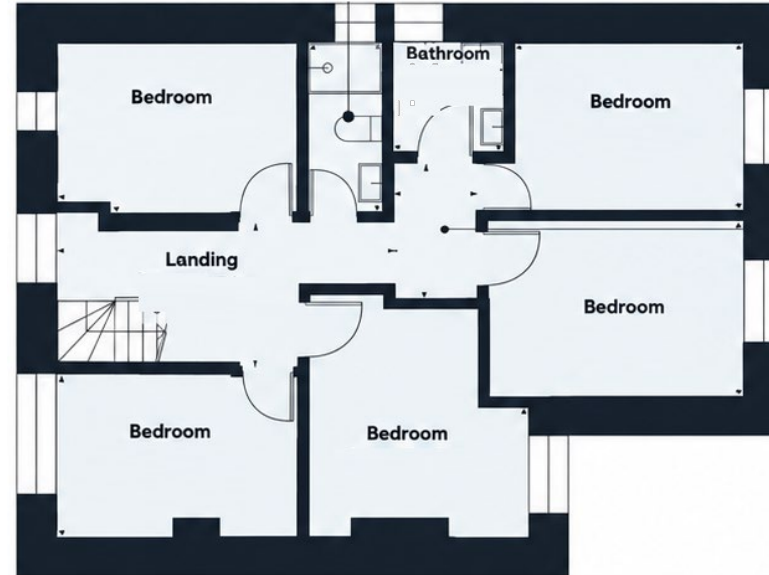
Tenancy:

The property is at present let to Social Housing Operator (with personal guarantee) on Company Let Agreement for a term of 3 Years from 17th October 2025 at a current rent of £76,800 per annum. Landlord option to determine at any time with minimum 2 months notice. Tenant option to determine at any time with minimum 2 months notice. Deposit held of £6,692.31.

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Ground Floor



First Floor



Second Floor

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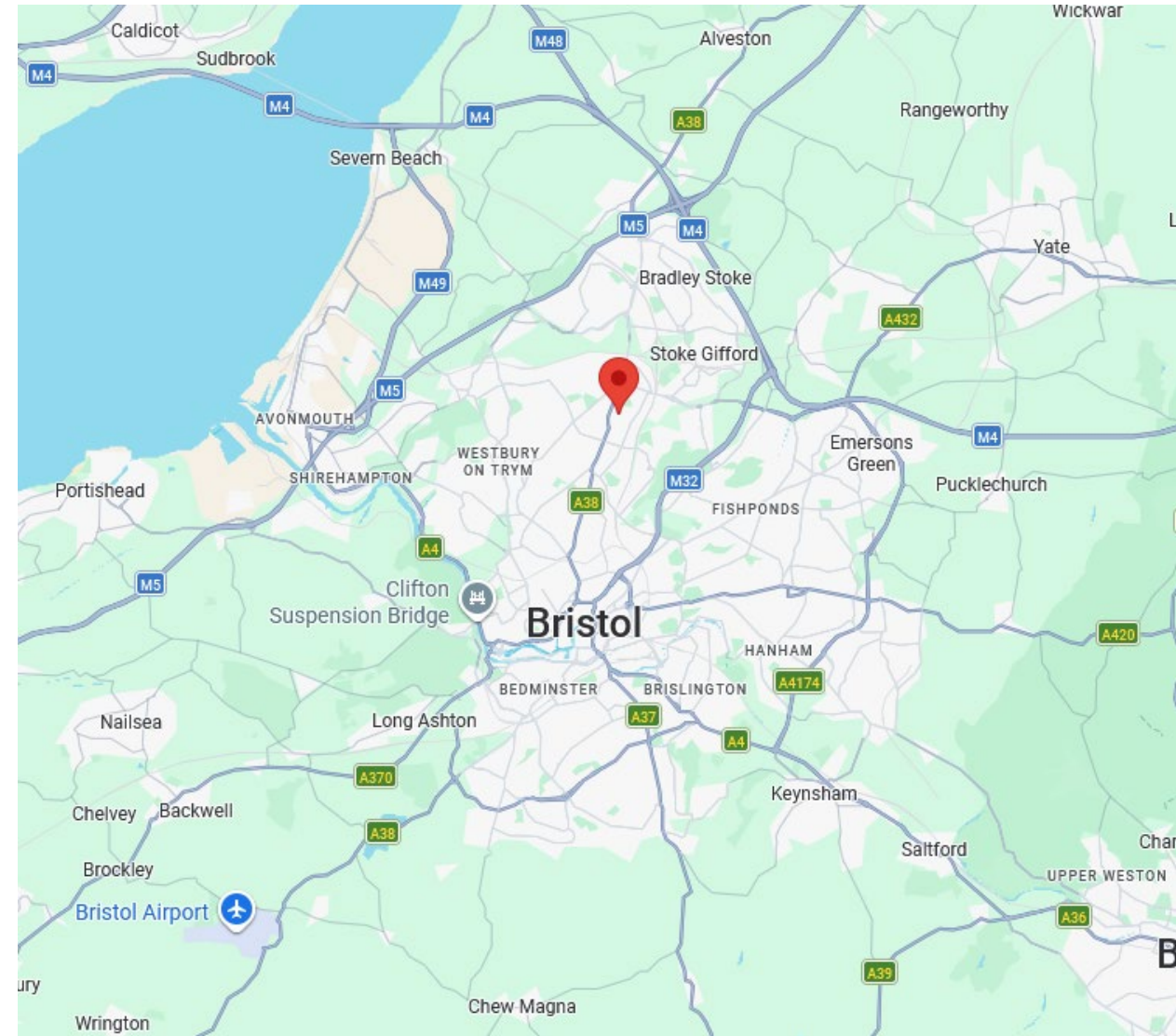
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Location:

Bristol is the largest city in the South West of England and is the principal financial and commercial centre, with a population of 472,400 (Census 2021). It is England's eighth most populous city and the most populous in Southern England after London. The city borders North Somerset and South Gloucestershire, with the cities of Bath and Gloucester to the south-east and north-east, respectively. The city benefits from good strategic road links being located at the intersection of the M4 and M5 Motorways and served by the M32 Motorway which provides a direct link between the M4 at Junction 19 and the city centre. The city also has two mainline railway stations, Temple Meads in the city centre and Parkway situated to the north of the city. There is also Bristol International Airport located seven miles south of the city. The property is located circa 1.2km north east of Southmead Hospital and is situated within close proximity of a number of major employers including Airbus, the Ministry of Defence, GKN Aerospace and Rolls Royce. Brabazon is situated just 2km north from the subject and is a new development by YTL which will transform the former Filton Airfield into a mixed use retail and residential area and provide a new arena as well as a train station which will connect with Temple Meads in 15 minutes.



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Contacts:

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