

# MAGGS & ALLEN

160 GLOUCESTER ROAD  
BISHOPSTON, BRISTOL, BS7 8NT

**Asking Price £475,000**

- Prime location on Gloucester Road
- Planning Consent Granted
- Aparthotel / HMO
- Potential for a variety of schemes
- Potential Gross Rent of £156,000pa



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## 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 anticipates 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

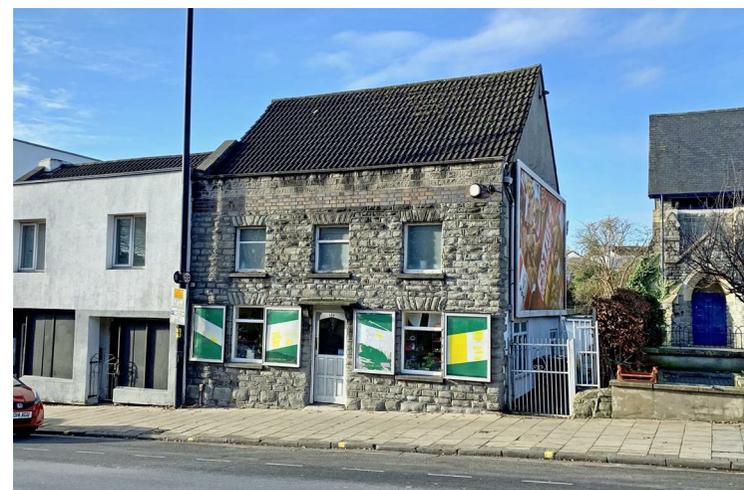
All figures quoted are exclusive of VAT unless otherwise stated.

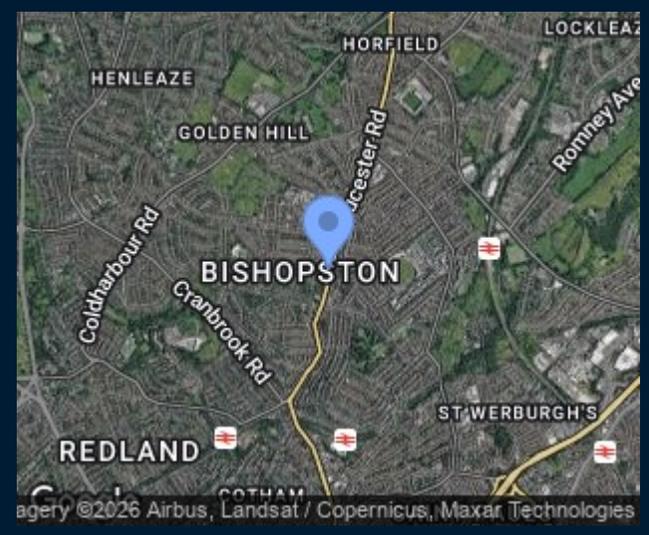
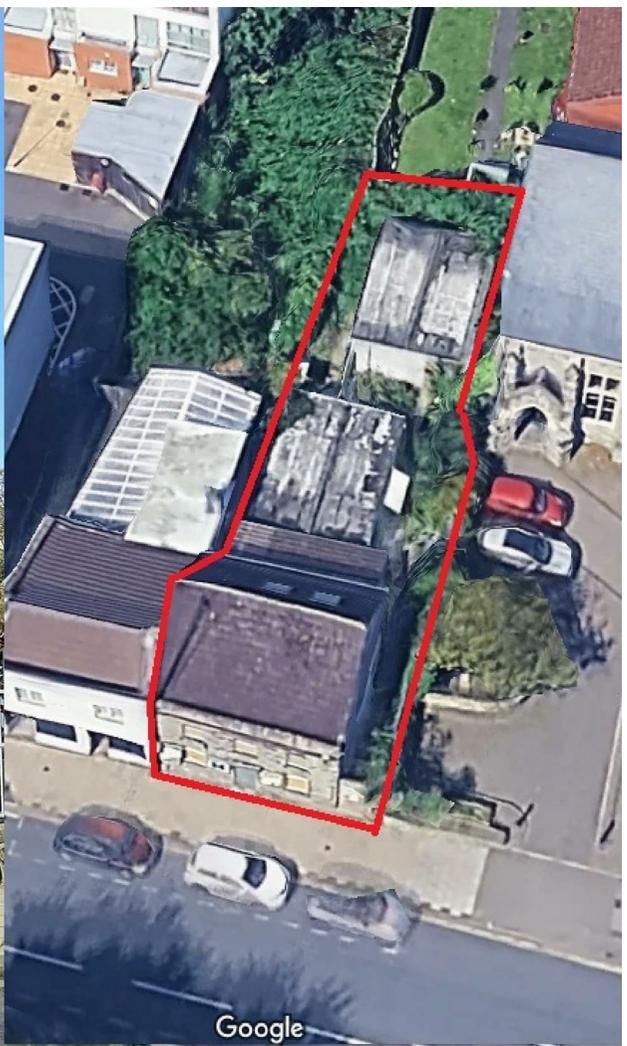
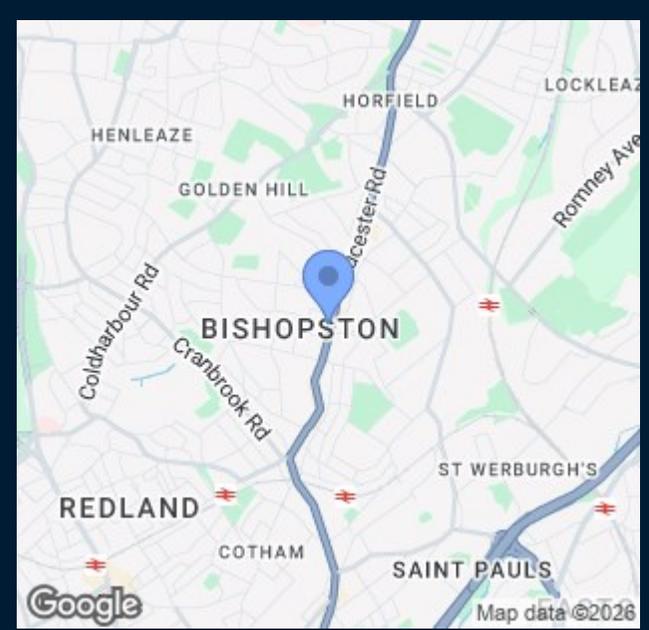
## VIEWINGS

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.

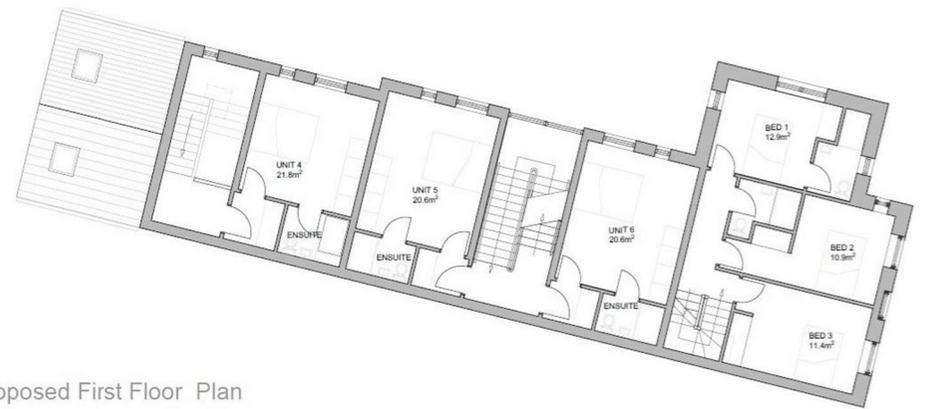




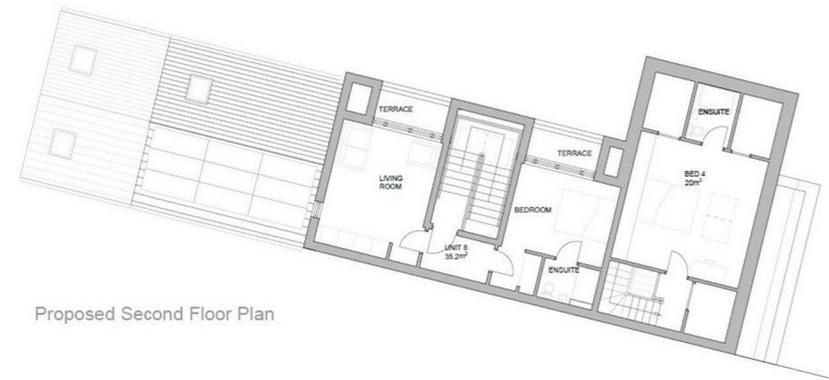
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



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