

MAGGS & ALLEN

11 REDCLIFFE PARADE EAST
REDCLIFFE, BRISTOL, BS1 6SW

Guide Price: £550,000+

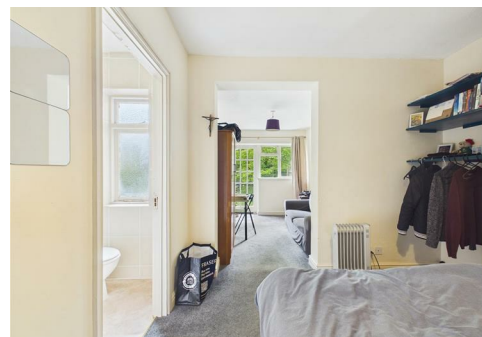
- 17 September LIVE ONLINE AUCTION
- Four-storey Grade II listed Georgian townhouse
- Arranged as a 6-Bedroom HMO
- Potential rental income in excess of £54,000 PA
- Balcony, roof terrace and rear garden
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

STUNNING GEORGIAN TOWNHOUSE - 6-BEDROOM HMO

DESCRIPTION

An attractive four-storey Grade II listed Georgian townhouse enjoying an exceptional position overlooking Bristol's historic harbourside. The property is currently configured as a fully let 6-bedroom HMO, with a potential rental income in excess of £54,000 per annum. Further benefits include a balcony, roof terrace and a good-sized south-facing rear garden.

This impressive investment opportunity is superbly situated within easy reach of Bristol city centre and continues to attract strong demand from professional tenants, making it an attractive addition to any residential portfolio.

LOCATION

The property is set on a tree-lined cobbled street in the historic Redcliffe Quarter, overlooking Bristol's historic harbourside. Easy access is provided to Bristol city centre and a wide range of amenities are available at the nearby Wapping Wharf/Cargo, Cabot Circus and a host of exceptional restaurants, all within walking distance.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

TENANCY DETAILS

Five of the six rooms are let on individual tenancy agreements at the rental figures below. Please refer to the auction legal pack for copies of the individual tenancy agreements.

Room 1: £575 PCM
Room 2: £730 PCM
Room 3: £725 PCM
Room 4: £750 PCM
Room 5: £800 PCM
Room 6: VACANT

TENURE

We understand the property is for sale on a freehold basis, subject to the existing tenancy agreements.

NOTES

Please note that the two adjoining buildings (9 and 10 Redcliffe Parade East) are also for sale in the 25 June auction. Combined offers for all three buildings prior to auction will be considered.

The rear gardens to all three buildings are currently undivided. If the properties are sold to separate purchasers, dividing fences will be erected between exchange and completion.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

HMO LICENSING & PLANNING

An HMO licence for 6 persons was granted on 31 March 2025.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

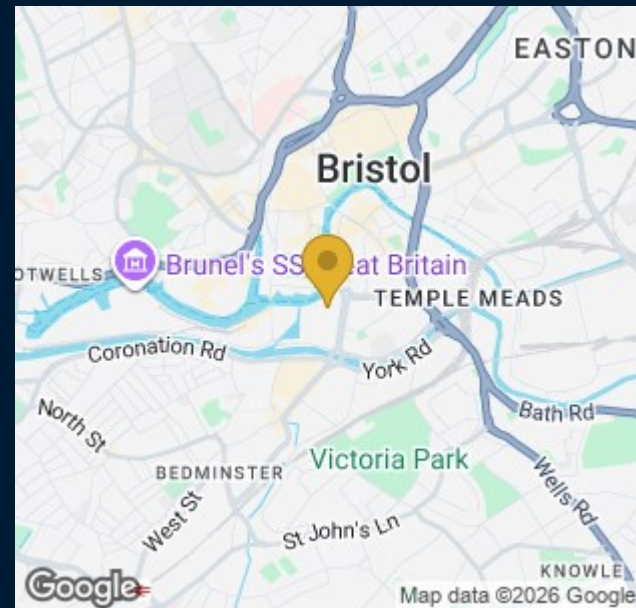
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

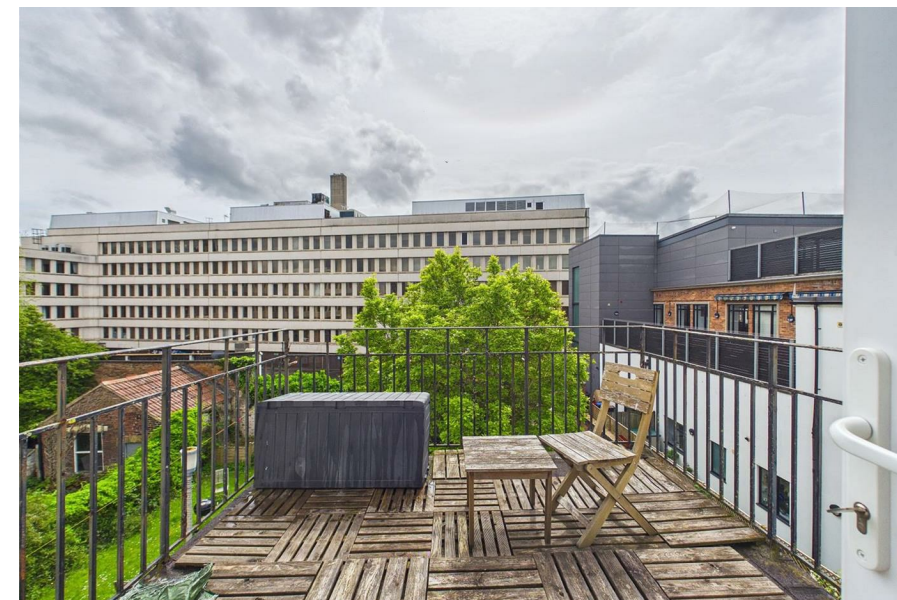
RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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