

## Tramshed 1 - 3, 430 Gloucester Road, Horfield, Bristol, BS7

Auction Guide Price +++ £895,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD HMO INVESTMENT
- 6 BED | 6 BED | 4 BED
- FULLY LET £126K PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold PURPOSE BUILT STUDENT HMO BLOCK ( 3774 Sq Ft ) comprising 6 BED | 6 BED | 4 BED fully let producing £126k INCOME pa

# Tramshed 1 - 3, 430 Gloucester Road, Horfield, Bristol, BS7 8TX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Tramshed 1 - 3, 430 Gloucester Road, Horfield, Bristol BS7 8TX

Lot Number 14

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold purpose built HMO investment with accommodation (3774 Sq Ft) arranged as 3 self contained dwellings arranged over 3 floors with access to the communal courtyard garden.

Tramshed 1 - Open Plan Kitchen / Diner / Living Space | 6 Beds | 1 Bath | 1 WC | 1 Shower Room

Tramshed 2 - Open Plan Kitchen / Diner / Living Space | 6 Beds | 1 Bath | 1 WC | 1 Shower Room

Tramshed 3 - Semi Open Plan Kitchen / Diner / Living Space | 4 Beds | 2 Bath Landlords Store

Tenure - Freehold  
Council Tax - E | E | D  
EPC - D | D | D

### THE OPPORTUNITY

HMO STUDENT INVESTMENT | £126k pa

The block is let to 3 groups of students on 3 individual AST contracts for the 2025 / 2026 academic year terminating 30/06/2026. Tenants are responsible for their own utility bills.

T1 - £650 per room pcm | £3,900 pcm | £46,800 pa  
T2 - £650 per room pcm | £3,900 pcm | £46,800 pa  
T3 - £675 per room pcm | £2,700 pcm | £32,400 pa  
Total - £10,500 pcm | £126,000 pa

The letting is managed by Jackson Property Management and we understand the units are just about to be advertised for the same rent for the 2026 / 27 academic year.

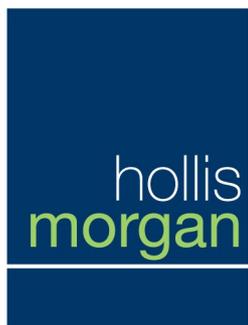
Updates to follow

0117 9744121  
info@jacksonproperty.co.uk  
141a St. Michael's Hill, Bristol, BS2 8DB

### LOCATION

The property is located on the Gloucester Road is located within the popular suburb of Horfield. Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away plus Bristol City Centre is approximately five miles away and Southmead hospital is within walking distance.

Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst Gloucester Road North has a regular bus service to the City Centre.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

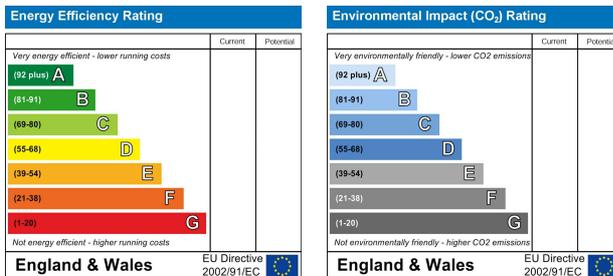
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## Floor plan



## EPC Chart



## Auction 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.

Please refer to our website for further details.