

MAGGS & ALLEN

4 CLEVEDON TERRACE
COTHAM, BRISTOL, BS6 5TX



Guide Price: £525,000+

FOUR STOREY PERIOD BUILDING - TWO FLATS & BASEMENT RIPE FOR CONVERSION

An attractive Grade II listed four storey Georgian building arranged as a ground floor 1-bedroom flat, a generous first and second floor 2-bedroom maisonette and a basement level offering scope for conversion into an additional flat, subject to consents. The existing flats are let to professionals producing a combined rental income of £30,000 per annum. which could be increased to circa £49,200 per annum if the basement level was converted to an additional garden flat. The GDV if sold off separately and the basement flat converted would be £935,000. A superb investment or break-up opportunity, situated in a prime location in Cotham.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 26 June 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £570,000- ATTRACTIVE GRADE II LISTED FOUR STOREY BUILDING ARRANGED AS A MAISONNETTE, FLAT AND BASEMENT RIPE FOR CONVERSION

DESCRIPTION

A substantial Grade II listed Georgian townhouse spanning four storeys and offering exceptional investment/redevelopment potential. The property is currently arranged as a one-bedroom flat on the ground floor, a large two-bedroom maisonette across the first and second floors, and a basement level that presents an opportunity for conversion into an additional flat, subject to obtaining the necessary consents. The existing flats are fully let to professionals, generating a combined annual rental income of £30,000, which could be increased to circa £49,200 per annum if the basement level was converted to an additional garden flat and the current rents were raised to market level. The property is situated in a highly sought after letting location as it is within easy access to the BRI Hospital, city centre, Clifton and Gloucester Road.

LOCATION

Clevedon Terrace is a charming street in Cotham on the borders of Kingsdown and Redland, within a short walk of the University of Bristol, the city centre and St Michaels Hill. The property is conveniently situated for access to a wide range of bars, restaurants and the Everyman cinema on Whiteladies Road, a vibrant array of independent shops on Gloucester Road and ease of access to everything Bristol city centre has to offer. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile away. The area is immensely popular with professional and student tenants.

ACCOMMODATION & APPROXIMATE FLOOR AREAS

HALL FLOOR FLAT (36 m²) - Comprising an open-plan kitchen/living room, double bedroom and shower room.

FIRST & SECOND FLOOR MAISONNETTE (98 m²) - Comprising an entrance hall, living room, kitchen/diner, shower room and two double bedrooms.

BASEMENT (46 m²) - An unconverted basement level with scope to convert into a one-bedroom garden flat.

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

RENTAL FIGURES / BREAK-UP VALUE

There is scope to convert the basement to an additional flat (subject to consents). We have outlined our anticipated rental and break-up values below on the basis such consent can be obtained and the basement is converted:

HALL FLOOR FLAT - Currently £950 pcm but could be increased to £1,100 pcm / £265,000

FIRST & SECOND FLOOR MAISONNETTE - Currently let at £1,550 pcm but could be increased to £1,700 pcm / £375,000

BASEMENT GARDEN FLAT (if converted) - £1,300pcm / £285,000

TOTAL POTENTIAL RENTAL INCOME / BREAK-UP VALUE - £49,200 PA / £925,000

TENURE

The property is to be sold on a freehold basis, subject to the existing ASTs.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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.



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