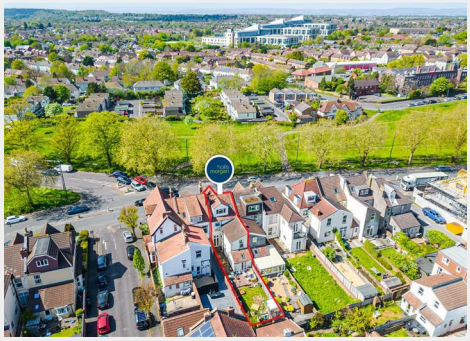
589 Gloucester Road, Horfield, Bristol, BS7 0BW

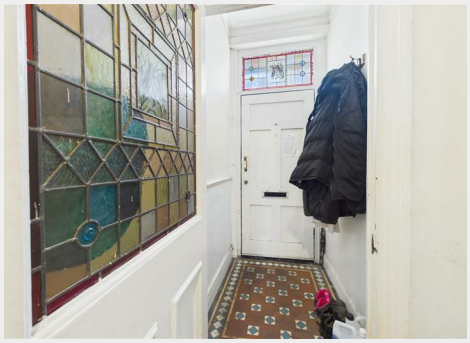
Auction Guide Price +++ £500,000













- 7 BED HMO INVESTMENT
- POTENTIAL FOR £63,000 PA INCOME
- COSMETIC UPDATING REQUIRED
- FREEHOLD PERIOD HOUSE
- SOLD SUBJECT TO EXISTING TENANCIES
- 1638 SQ FT
- OVERLOOKING HORFIELD COMMON
- WALKING DISTANCE TO GLOUCESTER ROAD AMENITIES
- VIEWINGS – REFER TO DETAILS
- VIRTUAL TOUR NOW ONLINE

Hollis Morgan – A Freehold PERIOD PROPERTY (1638 Sq Ft) arranged as 7 BED | 4 BATH LICENSED HMO with potential £63k INCOME PA | Scope for COSMETIC UPDATING.

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Accommodation

THE PROPERTY

An imposing generously proportioned mid terraced bay fronted Freehold period property with accommodation (1638 Sq Ft) arranged over 3 floors with enclosed rear garden in this prime location on the Gloucester Road overlooking Horfield Common.
The property is arranged as a fully licensed 7 double bedroom HMO with 4 bathrooms and a well proportioned open plan communal kitchen diner.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - C
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

SCHEDULE OF TENANCIES

Room 1 – Let on AST @ £600 pcm | Commenced 01/05/22
Room 2 - Let on AST @ £700 pcm | Commenced 05/01/26
Room 3 – Let on AST @ £630 pcm | Commenced 01/09/22
Room 4 – Let on AST @ £630 pcm | Commenced 02/04/24
Room 5 – Let on AST @ £620 pcm | Commenced 01/05/25
Room 6 – Let on AST @ £700 pcm | Commenced 28/05/25
Room 7 – Let on AST @ £660 pcm | Commenced 01/09/25
Total - £4540 pcm | £54,480 pa

Please Note - We understand the rent includes rates, broadband, and utilities - please refer to AST contracts in online legal pack.

THE OPPORTUNITY

HMO INVESTMENT | COSMETIC UPDATING | £63,000 pa

The property has been let for many years as a fully licensed 7 bedroom HMO and there is now scope for cosmetic updating
Currently let to individual professional tenants producing £4540 pcm | £54,480 pa inclusive of bills.

Interested parties will note many of the tenants have been in situ for a number of years and the low rental income reflects this.
Subject to cosmetic updating there is scope to increase the rental income to £750 per room pcm | £5250 pcm | £63,000 pa or higher if bills are included.
There may be further potential to create en suite bathrooms to further increase the income.
All subject to gaining the necessary consents.

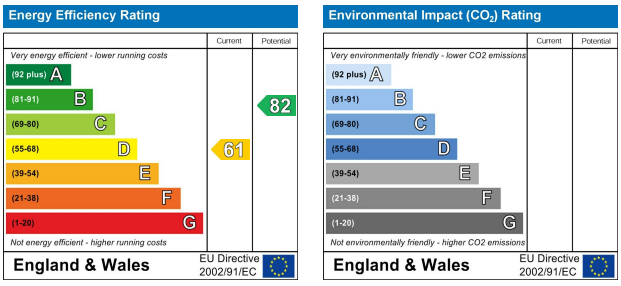
FAMILY HOME

The property overlooks Horfield Common and has scope for a fine family home in this sought after location close to local shops and schools.
Subject to vacant possession.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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