



**14, Ashley Down Road, Ashley Down, Bristol, BS7 9JW**

**Guide Price £415,000**

Hollis Morgan – A Freehold 5 BED HMO ( 1303 Sq Ft ) + RETAIL UNIT with scope for 7 BED / £63K | Requires UPDATING

# 14, Ashley Down Road, Ashley Down, Bristol, BS7 9JW

## THE PROPERTY

14 Ashley Down Road, Ashley Down, Bristol BS7 9JW

A Freehold mixed use property with accommodation ( 1303 Sq Ft ) arranged over 3 floors with enclosed rear garden. The property has a self contained ground floor retail unit across the front section that had previously operated as an independent tailor, the remaining ground floor and 2 upper floors are arranged as a licensed 5 bedroom HMO with bathroom and kitchen.

Sold with vacant possession.

Tenure - Freehold

Council Tax - Band B

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

HMO | BASIC UPDATING

The HMO has been let for many years but is now vacant and in need of updating in this highly sought after locations ideally suited for both professionals and students at both UWE and Bristol Uni.

## RETAIL UNIT | GROUND FLOOR

There is potential to include the retail unit into the HMO accommodation to provide a further 2 bedrooms and improve the communal bathroom and kitchen facilities.

All above subject to gaining the necessary consents.

We understand no planning of this nature has been previously sought.

INVESTMENT | £63,000 pa

5 Bed HMO @ £750 pcm =£45,000 pa

7 Bed HMO @ £750 pcm = £63,000 pa

## LOCATION

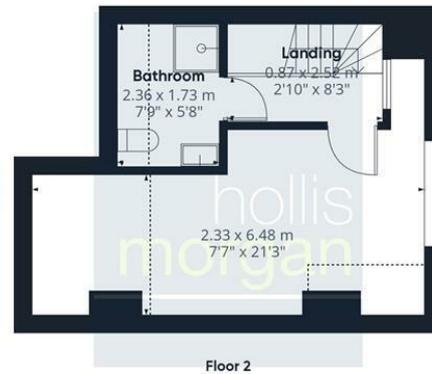
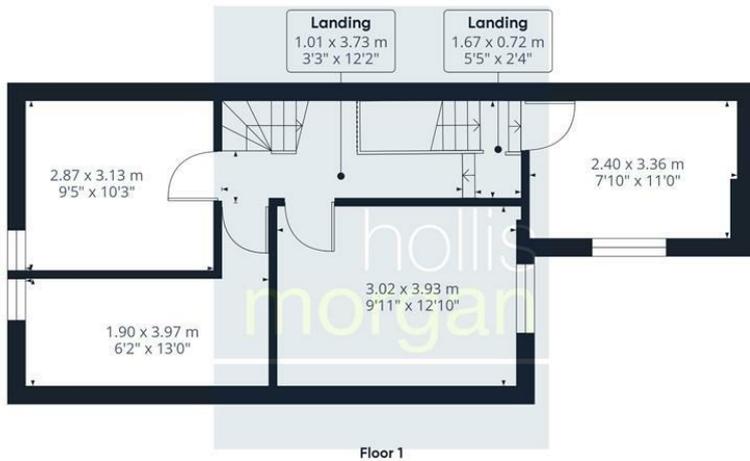
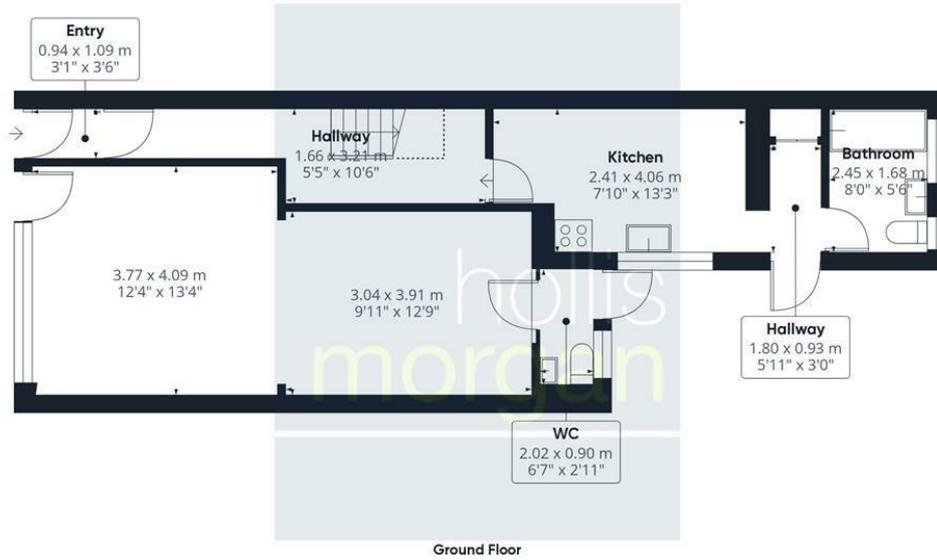
Located within the popular suburb of Ashley Down adjacent to Horfield. The property is situated close to Horfield Common, St. Andrews Park and the open green spaces of Purdown and just a short walk from bus routes and all the amenities of the vibrant Gloucester Road which offers an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is approximately three miles away and is easily accessible via the area's excellent transport links as well as some of the major institutions of Bristol including the University of Bristol, UWE and the BRI.

## 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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





**Approximate total area<sup>18</sup>**  
 121.11 m<sup>2</sup>  
 1303.61 ft<sup>2</sup>

**Reduced headroom**  
 9.15 m<sup>2</sup>  
 98.51 ft<sup>2</sup>

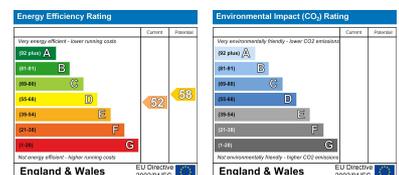
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ