MAGGS & ALLEN

2B HENBURY ROAD

WESTBURY-ON-TRYM, BRISTOL, BS9 3HJ



AUCTION GUIDE £295,000

SUPERB RESIDENTIAL INVESTMENT PROPERTY - LET AT £42,120 PER ANNUM

An immaculately presented six-bedroom first-floor apartment in the heart of Westbury-on-Trym, finished to a high standard and fully let to professional tenants, generating £42,120 gross annual rental income.

The property comprises a modern kitchen/dining room, living room, six bedrooms and two shower rooms, with rear external access. Ideally located within easy walking distance of the High Street and its shops, bars and restaurants, with excellent transport links to Bristol City Centre and the M4, M5 and M32.

A superb turnkey investment opportunity for landlords and investors seeking a high-yielding asset.

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2B HENBURY ROAD, WESTBURY-ON-TRYM, BRISTOL, BS9 3HJ



FOR SALE BY AUCTION
This property is due to feature in our online auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
MODERN 6-BEDROOM RENTAL INVESTMENT LET AT £42,120 PER ANNUM

DESCRIPTION
An immaculately presented and very spacious first floor 6-bedroom apartment finished to a high standard, situated in the heart of Westbury-on-Trym village. The property is fully let to professional who pay their own bills, achieving a gross annual rental income of £42,120 per annum. The property is accessed via an external staircase to the rear of the building and comprises a modern kitchen/dining room, living room, six bedrooms and two shower rooms. This fantastic located property is a short level walk onto the High Street which offers a wide range of shops, bars and restaurants. This is a superb opportunity for landlords or investors looking for a high yielding turn-key investment.

LOCATION
The property is situated on the corner of Henbury Road and Passage Road in the heart of Westbury on Trym, a level walk to the High Street with its variety of shops, restaurants, bars and supermarkets. Westbury on Trym is amongst the most sought after locations in Bristol and provides easy access to the open green spaces of Durdham Downs and Canford Park. For the commuter, there are excellent transport links to the motorway networks (M5, M4, M32) and the centre of Bristol.

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

RENTAL INFORMATION
Room 1 - £550pcm
Room 2 - £550pcm
Room 3 - £625pcm
Room 4 - £595pcm
Room 5 - £595pcm
Room 6 - £595pcm

Total: £42,120PA (£3,510 pcm)

Please refer to ASTs with in the auction legal pack for confirmation of rental income

TENURE
The property is for sale on the residual of a 999 year lease.

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

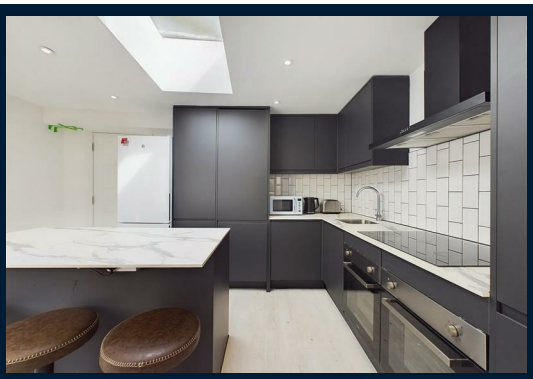
HMO LICENSING & PLANNING
The client has informed us that a HMO licence for 6 occupants was applied for in November 2025, but has yet to be granted by Bristol City Council.

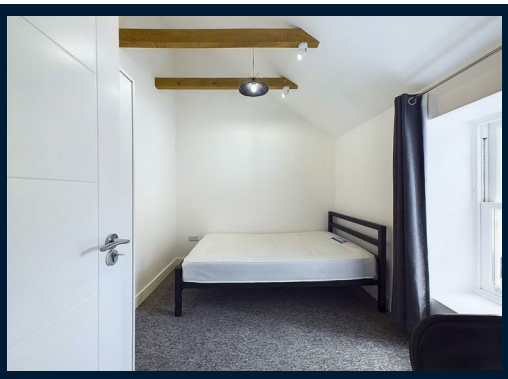
HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal 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.

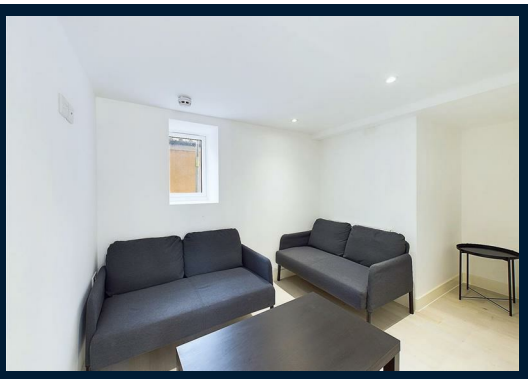
ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

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







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.