

MAGGS & ALLEN

7A BELGRAVE ROAD
CLIFTON, BRISTOL, BS8 2AA

Guide Price: £480,000+

- 17 September LIVE ONLINE AUCTION
- Substantial first floor flat (Approx. 1,184 ft²)
- Arranged as a licensed 5-Bedroom HMO
- Let producing £50,100 per annum
- Prime location in Clifton just off Whiteladies Road
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SUBSTANTIAL PERIOD APARTMENT - 5-BEDROOM HMO LET AT £50,100 PA

DESCRIPTION

A superb investment opportunity comprising a substantial split-level apartment occupying the first floor of an attractive period building in the heart of Clifton. The property is arranged as a licensed five-bedroom HMO and is fully let for the 2026/2027 academic year, generating a current rental income of £50,100 per annum.

The property has provided the current owner with a proven track record of strong and consistent rental income, making it an excellent addition to an established investment portfolio or an ideal acquisition for those seeking a high-yielding student investment.

Occupying a prime position on Belgrave Road, just off Whiteladies Road, the property is perfectly situated within easy reach of Clifton's excellent range of shops, cafés, bars and restaurants, whilst also providing convenient access to the University of Bristol, Bristol city centre and excellent public transport links.

LOCATION

Belgrave Road is ideally positioned for access to Clifton's vibrant lifestyle amenities, including an array of boutique shops, restaurants, and cafes. The property is within walking distance of public transport links, Clifton Down Train Station, and key city attractions such as Clifton Suspension Bridge and the Downs, making it highly attractive to both student and professional tenants.

ACCOMMODATION

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

TENANCY DETAILS

The property is let for the 2026/2027 academic year, generating a current rental income of £50,100 per annum (excluding bills). Please refer to the online legal pack for a copy of the tenancy agreement.

TENURE & SERVICE CHARGES

The property is to be sold on a leasehold basis, please refer to the online legal pack for a copy of the lease. We are informed by the vendor that the service charge is currently £200 pcm (£2,400 per annum).

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.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

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 which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

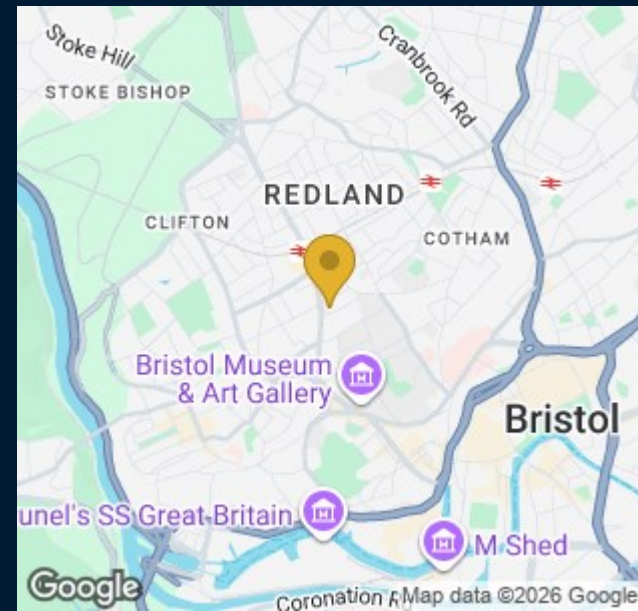
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

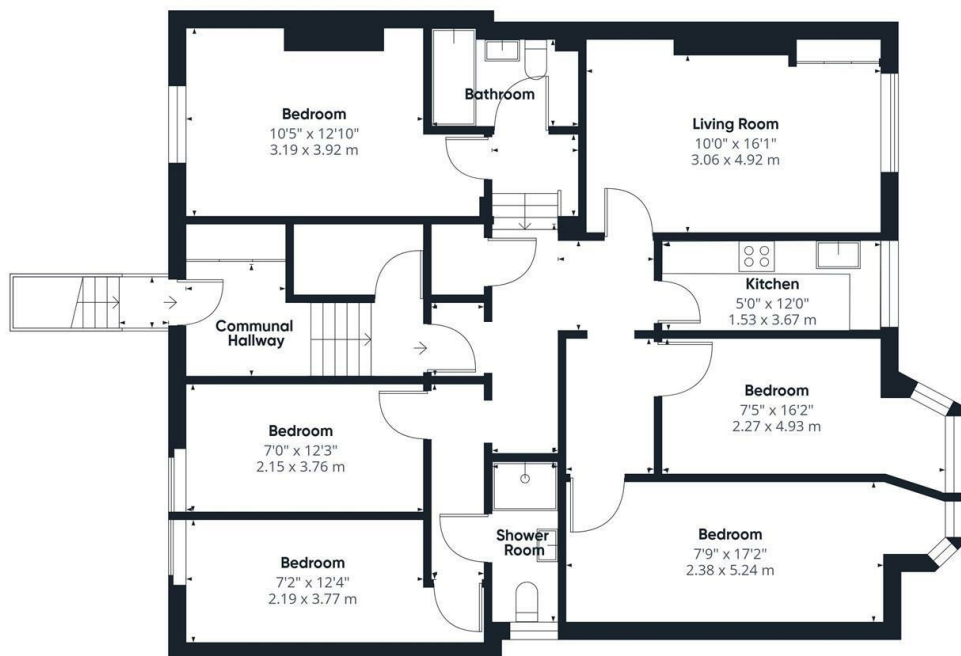
RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





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.



Approximate total area[®]

1184 ft²
110.1 m²

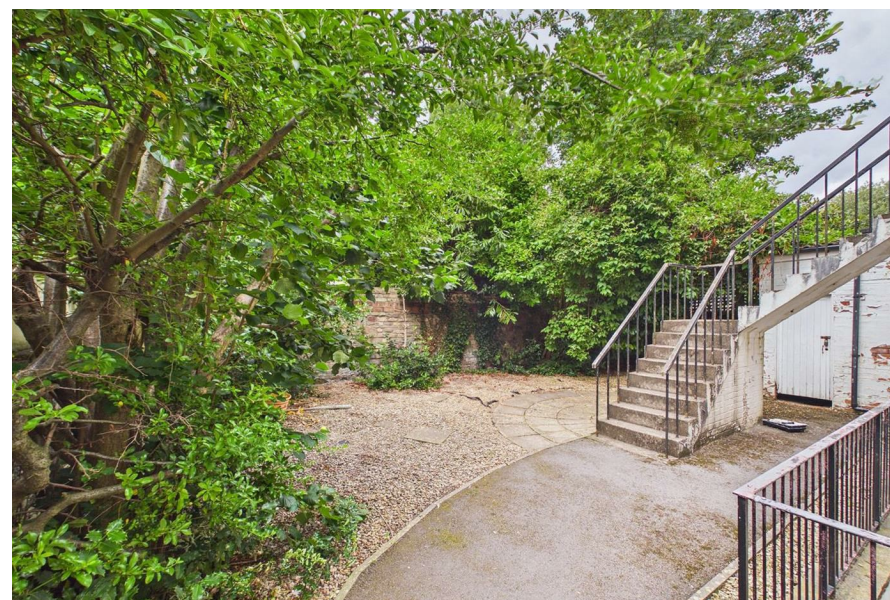
Balconies and terraces

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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