

MAGGS & ALLEN

195 EASTON ROAD
EASTON, BRISTOL, BS5 0HQ

Guide Price: £200,000+

- SOLD PRIPR - 20 November LIVE ONLINE AUCTION
- Superb residential investment property
- 2 x 1-bedroom self-contained flats
- Potential rental income of circa £22,800 PA
- Planning consent also granted for a 6-bed HMO
- 8-week completion



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

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD PRIOR - BLOCK OF 2 X 1-BEDROOM FLATS - POTENTIAL RENTAL INCOME OF CIRCA £22,800 PA

DESCRIPTION

A superb investment opportunity comprising a two-storey building arranged as two self-contained one-bedroom flats in the vibrant Easton area. The ground floor flat is currently let, while the first floor flat is vacant and ready for immediate occupancy or re-letting. Once both units are tenanted, the property is expected to generate a strong rental income of approximately £22,800 per annum. The ground floor flat also benefits from a private enclosed courtyard garden, offering potential to create an attractive outdoor seating area or a home office/studio space (subject to necessary consents).

This is a high-yielding investment property in a sought-after and well-connected Bristol location, offering excellent long-term rental prospects. The property has been a reliable income generator throughout the current owner's tenure - ideal for investors seeking a stable and rewarding addition to their portfolio.

The property also benefits from full planning consent for the demolition of the existing building and the erection of a new three storey, 6-bedroom HMO.

LOCATION

The property is conveniently located on Easton Road providing easy access to Bristol city centre and a wide range of local amenities in Easton and St George.

ACCOMMODATION

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

TENANCY DETAILS

GROUND FLOOR FLAT: Let on an AST producing £950 pcm.

FIRST FLOOR FLAT: Vacant

Please refer to the online legal pack for a copy of the tenancy agreement.

HMO PLANNING CONSENT

Full planning consent was granted on 13 August 2025 for the demolition of the existing building and the erection of a new three storey, 6-bedroom HMO under Application No. 25/12083/F.

TENURE

The property is for sale on a freehold basis, subject to the existing AST of the ground floor flat.

COMPLETION

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

SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: GFF: C / FFF: 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 £1,800 plus VAT (£2,160 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.

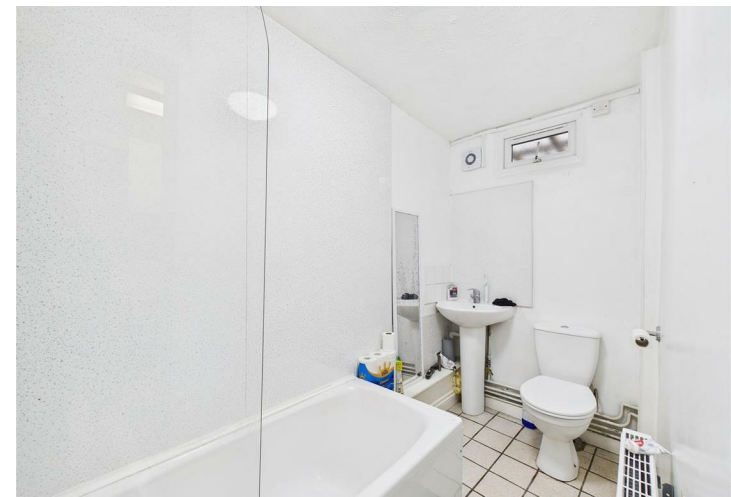
PRELIMINARY DEPOSITS

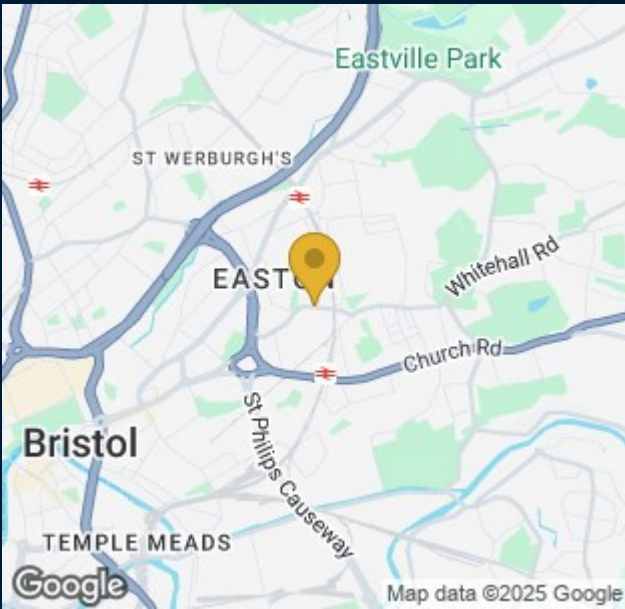
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 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.



Proposed Plans for Redevelopment as a 6-Bedroom HMO

