



MAGGS & ALLEN

6 CLEVEDON TERRACE
COTHAM, BRISTOL, BS6 5TX

Guide Price: £625,000+

- 16 October LIVE ONLINE AUCTION
- Substantial Residential Investment Property
- 4 x self-contained one-bedroom flats
- Full let at £51,600pa
- Prime letting location
- Superb investment / break-up opportunity
- 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 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

ATTRACTIVE FOUR STOREY GEORGIAN BUILDING ARRANGED AS 4 SELF-CONTAINED FLATS PRODUCING £51,600pa

DESCRIPTION

An impressive Georgian building arranged over four storeys, arranged as four self-contained one-bedroom flats, collectively producing a rental income of £51,600 per annum. Each flat benefits from a modern kitchen and bathroom, gas central heating and the basement flat includes a private rear garden.

The property is presented in excellent decorative order and offers an excellent opportunity for investors seeking strong, consistent returns in one of Bristol's most desirable letting areas. Alternatively, the property offers an excellent break-up opportunity, whereby the flats could be sold off separately.

A rare opportunity to acquire a substantial freehold residential investment in one of Bristol's most prestigious locations.

LOCATION

Clevedon Terrace is a charming street in Cotham on the borders of Kingsdown and Redland, within a short walk of the University of Bristol, the city centre and St Michaels Hill. The property is conveniently situated for access to a wide range of bars, restaurants and the Everyman cinema on Whiteladies Road, a vibrant array of independent shops on Gloucester Road and ease of access to everything Bristol city centre has to offer. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile away. The area is immensely popular with professional and student tenants.

ACCOMMODATION

BASEMENT FLAT (36 m²) - Comprising an open-plan kitchen/living room, double bedroom and bathroom.

HALL FLOOR FLAT (35 m²) - Comprising an open-plan kitchen/living room, double bedroom and bathroom.

FIRST FLOOR FLAT (42 m²) - Comprising an open-plan kitchen/living room, double bedroom and bathroom.

SECOND FLOOR MAISONETTE (43 m²) - Comprising an open-plan kitchen/living room, double bedroom and bathroom.

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

TENANCY DETAILS

The property is full let at £51,600pa.

BASEMENT GARDEN FLAT - £950pcm - from May 2025

HALL FLOOR FLAT - £1,050pcm - from August 2025

FIRST FLOOR FLAT - £1,150pcm - from October 2024

SECOND FLOOR FLAT- Currently let at £1,150pcm - from September 2024

TENURE

We understand the property is to be sold on a freehold basis, subject to the existing ASTs. Please refer to the legal pack to confirm this information.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Basement Flat - C / Hall Floor Flat - D / First Floor Flat - D / Top Floor Flat - C

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

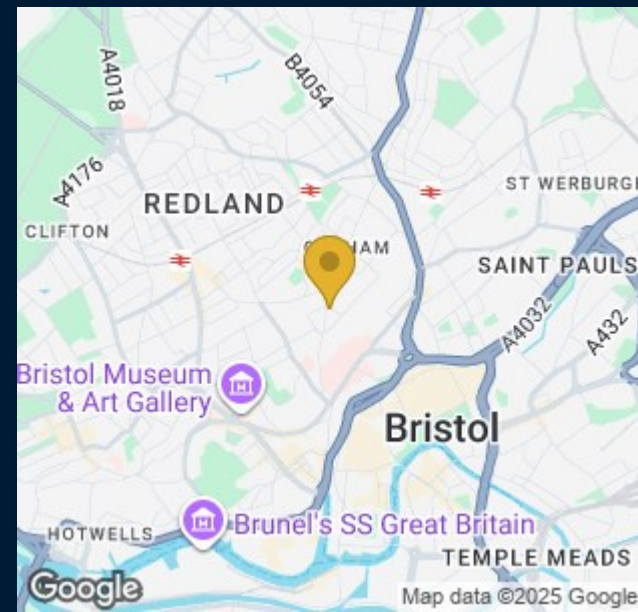
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.



Ground Floor



Hall Floor



First Floor



Second Floor

Approximate total area⁽¹⁾
1916 ft²
177.8 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.

GIRAFFE 360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**