

MAGGS & ALLEN

10 SUTHERLAND PLACE
CLIFTON, BRISTOL, BS8 2TZ

Guide Price: £575,000+

- 16 October LIVE ONLINE AUCTION
- Attractive period investment property
- 4 x 1-bedroom flats
- Potential rental income of £61,200 PA
- Break-up opportunity - GDV of circa
£980,000
- Prime location moments from
Durdham Downs
- 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 PERIOD INVESTMENT PROPERTY ARRANGED AS FOUR FLATS

DESCRIPTION

An excellent opportunity to acquire an attractive and imposing period building in a prime location in Clifton. The property comprises four well-proportioned one-bedroom flats, each benefiting from good natural light and a practical layout, with scope for refurbishment and modernisation.

The property presents a superb investment opportunity with a potential rental income in the region of £61,200 per annum. Alternatively, the flats could be modernised and sold off individually and we would anticipate break-up values totalling circa £980,000.

LOCATION

Sutherland Place lies moments from Durdham Downs and provides easy access to Whiteladies Road and Clifton Village. Clifton remains one of Bristol's most sought-after areas, with consistently high rental demand from students and working professionals, and excellent access to local amenities and transport links.

ACCOMMODATION

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

RENTAL DETAILS & BREAK-UP VALUES

Three of the four flats are let on ASTs producing the current income below. Once modernised, we would anticipate the increased rental figures and sales figures in brackets below.

TOP FLOOR FLAT: £725pcm (£1,250 pcm / £235,000)
FIRST FLOOR FLAT: £995pcm (£1,250 pcm / £240,000)
HALL FLOOR FLAT: £995pcm (£1,250 pcm / £240,000)
BASEMENT GARDEN FLAT: Vacant (£1,350 pcm / £265,000)

TENURE

The property is for sale on a freehold basis, subject to the ASTs above. Please note that the lower ground floors maisonette (Sutherland Mews), which is accessed via Belgrave Hill, has been sold off on a long leasehold basis and is not included in the sale.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

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

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

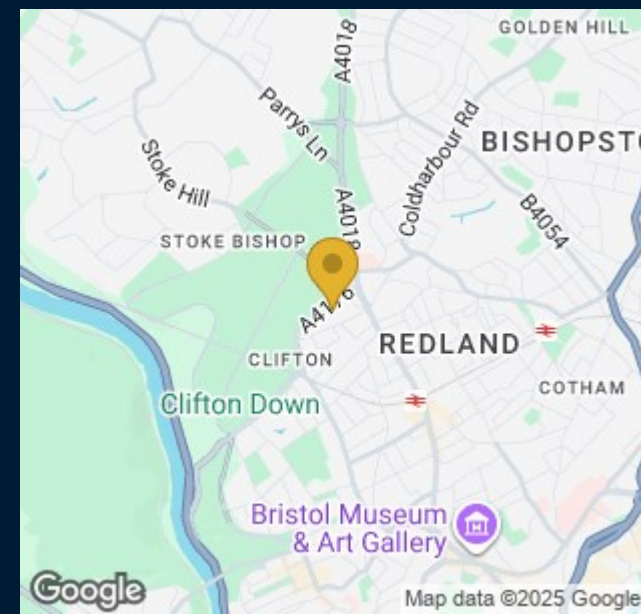
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.



Approximate total area[®]

1743 ft²

161.7 m²

Reduced headroom

21 ft²

2 m²

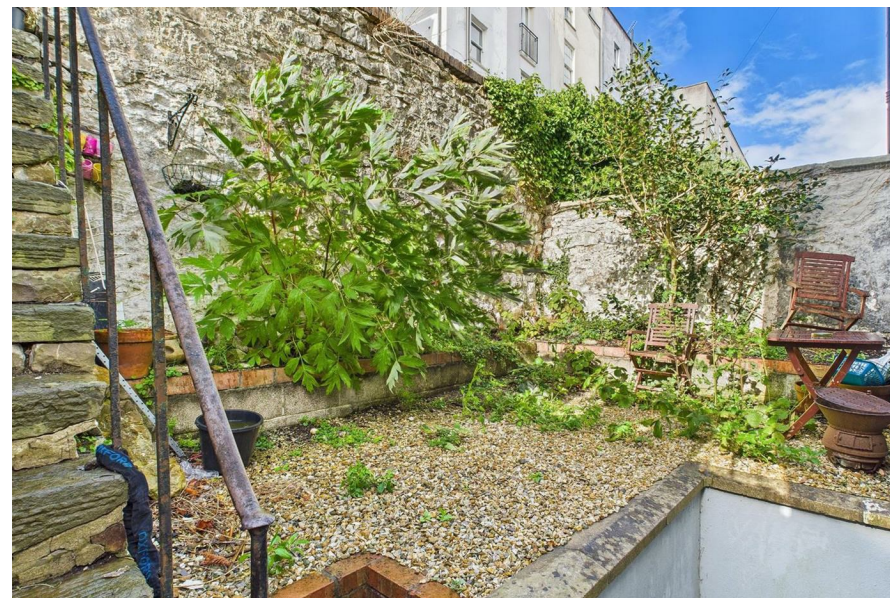
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

OIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**