



# MAGGS & ALLEN

149 CHELTENHAM ROAD  
MONTPELIER, BRISTOL, BS6 5RR

**Guide Price: £475,000+**

- 19 March LIVE ONLINE AUCTION
- Freehold period property arranged as 4 flats
- Perfect investment or break-up opportunity
- Potential rental income of circa £60,000 PA
- GDV in the region of £955,000 if sold individually
- Off-street parking and rear courtyard
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

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

#### VIEWINGS

By appointment.

#### SUMMARY

FREEHOLD PERIOD BLOCK OF 4 FLATS - SUPERB INVESTMENT OR BREAK-UP OPPORTUNITY

#### DESCRIPTION

A substantial four-storey period property comprising four flats, prominently positioned on Cheltenham Road in the highly sought-after area of Montpelier.

The building offers excellent potential for refurbishment and internal reconfiguration, presenting a superb opportunity to add value. Additional benefits include off-street parking for two vehicles, pedestrian access via Sydenham Lane, and a private rear courtyard.

This is an exciting investment or break-up opportunity, with an estimated rental income of approximately £60,000 per annum and a projected gross development value (GDV) in the region of £955,000 if the flats are sold individually.

Ideally located moments from the vibrant Stokes Croft and Gloucester Road, the property also enjoys easy access to Bristol city centre, which is within comfortable walking distance.

#### LOCATION

The property is situated on Cheltenham Road in Montpelier, within close proximity to Stokes Croft and Gloucester Road. A wide range of local amenities are available nearby, and Bristol city centre is within easy walking distance.

#### ACCOMMODATION

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

#### RENTAL DETAILS

The four flats are currently let producing the following rental income:

LOWER GROUND FLOOR FLAT - £650 pcm

HALL FLOOR FLAT - £500 pcm

FIRST FLOOR FLAT - £495 pcm

TOP FLOOR FLAT - £700 pcm

Following refurbishment, we would expect to achieve rental figures of circa £1,250 pcm per flat (£60,000 per annum).

#### TENURE

The property is to be sold on a freehold basis, subject to the existing tenancies above.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: GFF: C, BFF: D, FFF: D, TFF: 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](mailto: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](mailto: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.

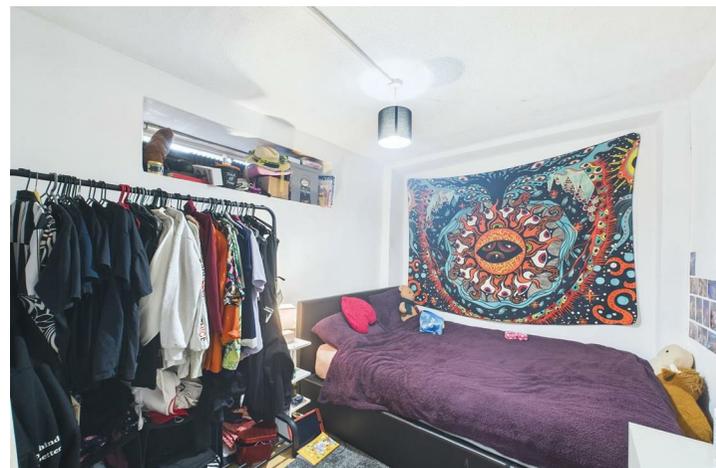
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

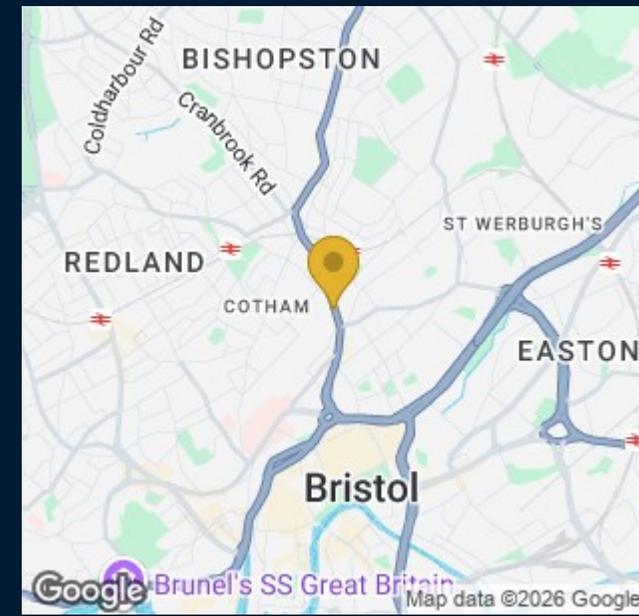
#### HMO LICENSING & PLANNING

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.

#### 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.



Basement



Ground Floor



First Floor



Second Floor



Approximate total area<sup>m</sup>  
2340 ft<sup>2</sup>  
217.3 m<sup>2</sup>

(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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