



MAGGS & ALLEN

11 HEPBURN ROAD
ST PAULS, BRISTOL, BS2 8UD

Guide Price: £395,000+

- 18 September LIVE ONLINE AUCTION
- Freehold block of flats in converted period building
- 2 x 1-bedroom flats & 2 x studios/bedsits
- Superb investment / break-up opportunity
- Potential rental income of circa £45,000 PA
- Break-up GDV of circa £630,000 as 3 x 1-bed flats
- 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 18 September 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

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

DESCRIPTION

A freehold block of flats in a converted period building, situated in a highly convenient and central location in St Pauls. The property is currently arranged to provide a self-contained one-bedroom basement flat with private rear garden, two studios/bedsits on the hall floor and a self-contained one-bedroom flat on the first floor. Benefits include double glazed windows and gas central heating in the basement and first floor flats. The property is partially tenanted producing £23,640 per annum with scope to increase the rental income to circa £45,000 per annum once fully occupied and renovated.

There is also scope to combine the two studio flats on the hall floor to create a self-contained one-bedroom flat, subject to consents. The three flats could then be sold off individually and we would anticipate a GDV in the region of £630,000.

A superb investment or break-up opportunity situated in a sought-after location close to Bristol city centre.

LOCATION

The property is situated on Hepburn Road in St Pauls within close proximity to the new Carriageworks Development in Stokes Croft. A wide range of local amenities are available in the vibrant Stokes Croft and Bristol city centre is within walking distance.

ACCOMMODATION

The property is currently arranged as follows:

- A self-contained one-bedroom basement flat with its own private rear garden.
- Two separate studio flats/bedsits on the hall floor with shared bathroom facilities.
- A self-contained one-bedroom flat on the first floor.

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

RENTAL DETAILS & BREAK-UP VALUES

The property is currently let as below with potential rental figures in brackets once refurbished:

Basement Flat - £840 pcm (£1,250 pcm)
Hall Floor Bedsit A - Vacant (£700 pcm)
Hall Floor Bedsit B - £500 pcm (£700 pcm)
First Floor Flat - £630 pcm (£1,100 pcm)

If the property was converted into 3 self-contained one-bedroom flats, we would anticipate the following break-up values:

Basement Flat - £225,000
Hall Floor Flat - £195,000
First Floor Flat - £210,000

TENURE

The property is for sale on a freehold basis, subject to the existing tenancies.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: Flat A - E / Flat B - E / Flat C - C / Flat D - D (potential for C rating with 300mm loft insulation added)

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.

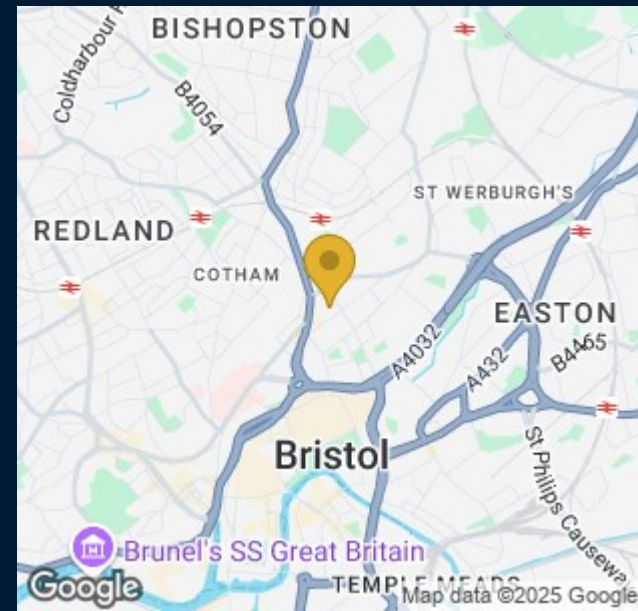
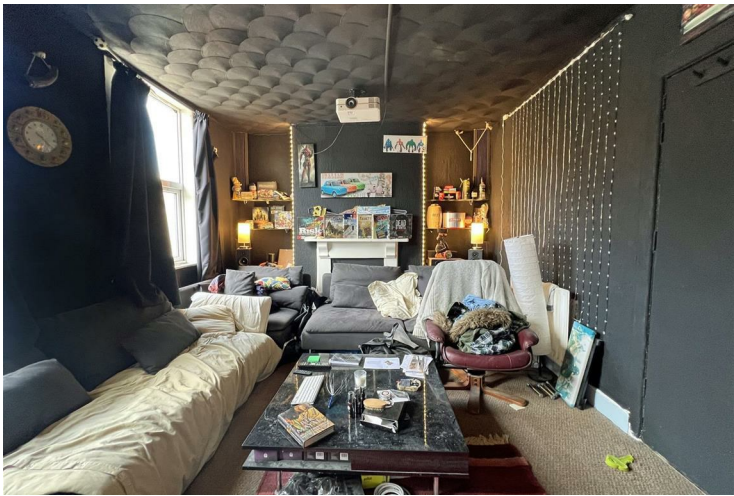
RENTAL ESTIMATES

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

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.





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.



First Floor (Flat D - One-Bedroom Flat)



Hall Floor (Flats A & B - Studios)



Basement (Flat C - One-Bedroom Flat)

11 Hepburn Road

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

