



# MAGGS & ALLEN

62 LOWER REDLAND ROAD

REDLAND, BRISTOL, BS6 6SS

Guide Price £1,800,000+

- 3 Large HMO's (2x three beds and 1x four bedroom)
- Industrial Units to Rear
- Total Rent of £121,500pa (increasing to £125,640pa)
- Redevelopment Potential.



Auction & Commercial  
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#### DESCRIPTION

A substantial mixed-use investment property occupying a site area of approximately 0.35 acres located in the heart of Redland. The site comprises 3 large student flats (HMOs) to the front, with a number of industrial units to the rear. The site is fully let producing a gross annual rent of approximately £121,465pa (increasing to £125,640pa from July 2025) although we consider the market rent to lie in the region of £155,000pa (based on £10-£12 per ft<sup>2</sup> for the industrial premises and £750pcm per student room).

The industrial units also offer potential for future residential redevelopment, subject to obtaining the necessary planning consent and vacant possession.

#### LOCATION

Lower Redland Road is located just off Redland Road in Redland, in a predominantly residential location.

#### BUSINESS RATES

Lucombe Garage: Rateable value of £23,000.  
Niche Renovations: Rateable Value of £3,450.  
Redland Bodyworks: Rateable Value of £7,100.

#### VIEWINGS

By appointment.

#### VAT

All figures quoted are exclusive of VAT unless otherwise stated although we understand the site is not opted for VAT.

#### FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon. A site plan is available on request.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

62a (Ground/Basement Maisonette): D (valid to April 2029)

First Floor Flat: C (valid to April 2029)

Top Floor Flat: E (valid to April 2029)

Unit 1 - D (valid to September 2034)

Unit 2 - C (valid to September 2034)

Unit 3 - D (valid to September 2034)

Unit 4 & 5 - E (valid to September 2034)

#### SCHEDULE OF ACCOMODATION

The ground and basement maisonette is arranged as a large 4 bedroom HMO. The first and second floor flats and both arranged as separate self contained 3 bedroom HMOs.

The industrial units provide the following floor areas (approximate):

Unit 1 & 2: 1,287 ft<sup>2</sup>

Unit 3: 450 ft<sup>2</sup>

Unit 4 & 5: 4,007 ft<sup>2</sup>.

In addition there are approximately 16 allocated parking spaces.

#### TENANCY DETAILS

The three flats are let on Assured Shorthold Tenancy agreements to students for the 2024-2025 academic year at a total rent of £78,445pa which reflects a low rent of circa £650pcm per room.

The flats have been let for the July 2025-June 2026 academic year, as follows:

Maisonette: £682.50pcm per tenant

First Floor Flat: £710pcm per tenant.

Top Floor Flat: £675pcm per tenant.

The total rent for the 2025 academic year is therefore £82,620pa.

#### COMMERCIAL LEASE DETAILS

The units are let on the rents as outlined below. We understand each of the leases are granted on a 7 year internal repairing and insuring basis, which commenced in April 2023, and are subject to 3 yearly rent reviews.

Unit 1 & 2: Let to Redland Body Works at £12,120pa.

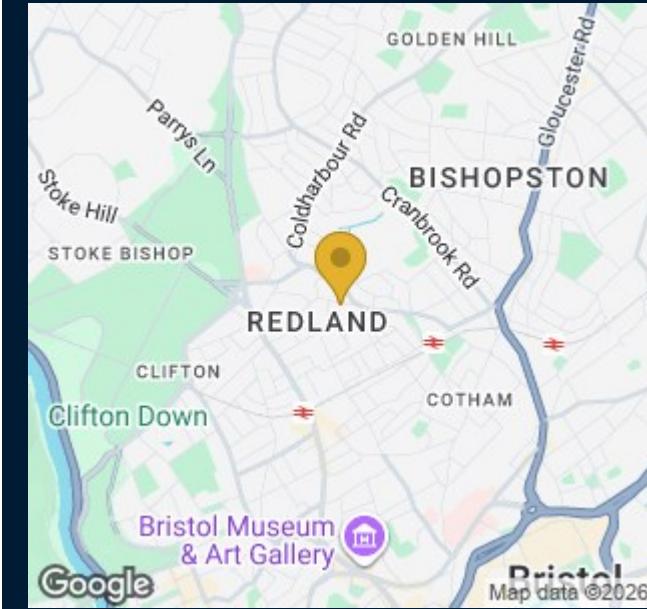
Unit 3: Let to Niche Renovations at £3,600pa.

Unit 4 & 5: Let to Lucombe Garage at £27,300pa.

#### CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





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.

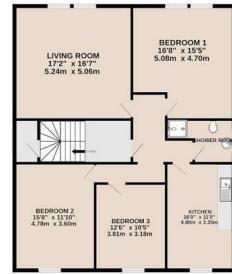
BASMENT  
789 sq.ft. (73.3 sq.m.) approx.



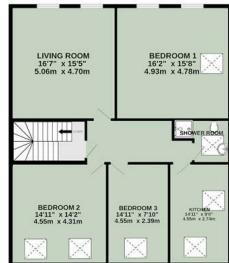
GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



2ND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 4079 sq.ft. (378.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and must not be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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