

estate agents **auctioneers**

**hollis
morgan**



40 Guinea Street, Redcliffe, Bristol, BS1 6SX

Guide Price £510,000

Hollis Morgan - A fantastic opportunity to acquire a charming Georgian property currently arranged as a fully licensed HMO generating circa £35,000 per annum.

- 5 Bedroom HMO
- 5.5+% Yield
- Large Dual Aspect Bedrooms
- Basement
- Fantastic Location
- Grade II Listed
- Fully Licensed

The Property

A substantial late Georgian 5 bedroom HMO located on the corner of Guinea Street and Alfred Place, facing The General.

The ground floor currently provides the communal living and kitchen area as well as a large double room.

There are a further two large dual aspect rooms on each of the floors above as well as a shower / bathroom on each floor.

In addition, there is a large vaulted basement currently used as a utility/ laundry room but previously the beer cellar from when the house was 'The Old Armchair'.

Income

The current rental income is: circa £35,000 per annum which includes bills.

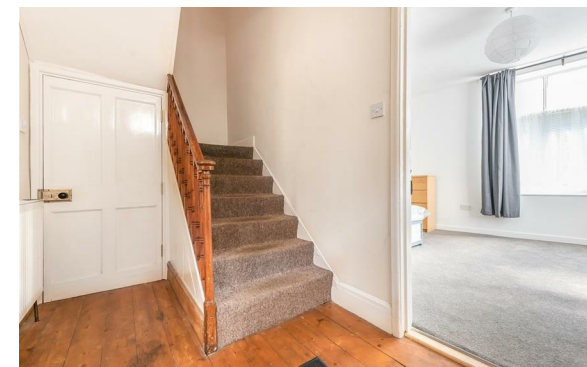
There is scope to increase this income by reviewing the rental amount and / or including all or part of the costs of utilities.

Location

Guinea Street is a historical road leading down toward the water and overlooking Redcliffe Quay and so is very conveniently located to take advantage of the City Centre, Train Station, excellent commuter links as well as the exciting Wapping Wharf.

Please Note

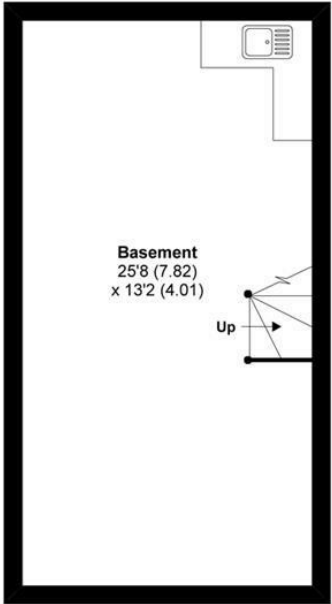
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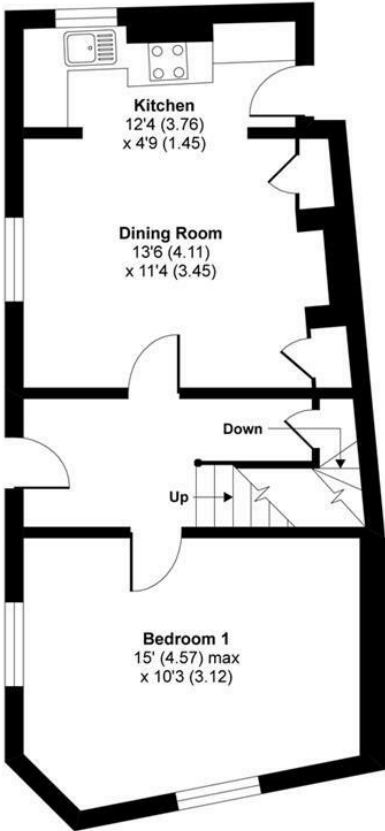
Guinea Street, Redcliffe, Bristol, BS1

Approximate Area = 1844 sq ft / 171.3 sq m

For identification only - Not to scale



Basement
25'8" (7.82)
x 13'2" (4.01)

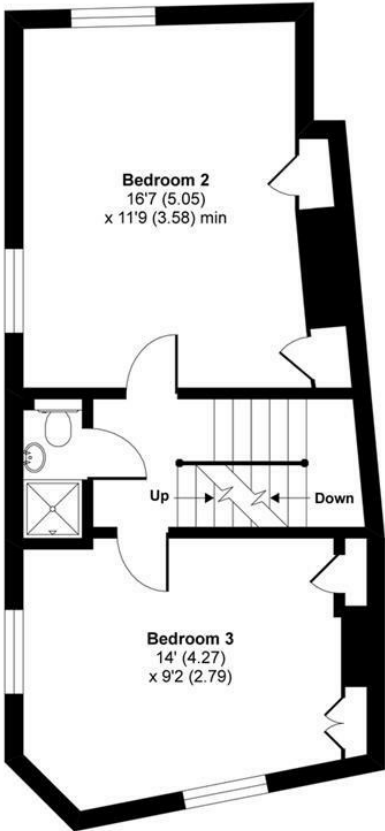


Kitchen
12'4" (3.76)
x 4'9" (1.45)

Dining Room
13'6" (4.11)
x 11'4" (3.45)

Bedroom 1
15' (4.57) max
x 10'3" (3.12)

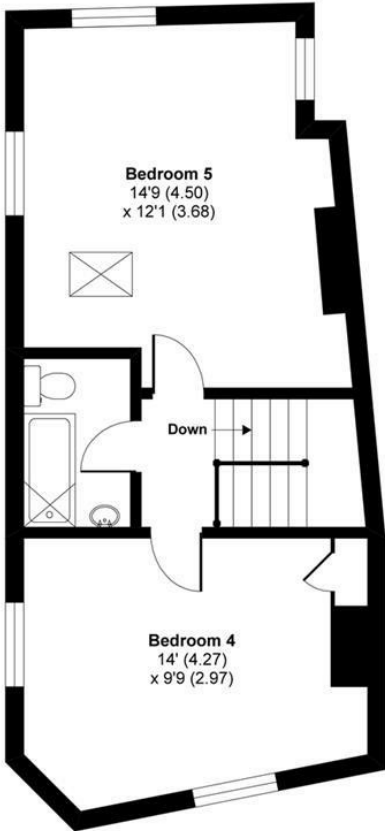
GROUND FLOOR



Bedroom 2
16'7" (5.05)
x 11'9" (3.58) min

Bedroom 3
14' (4.27)
x 9'2" (2.79)

FIRST FLOOR



Bedroom 5
14'9" (4.50)
x 12'1" (3.68)

Bedroom 4
14' (4.27)
x 9'9" (2.97)

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 630525

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	
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