

estate agents **auctioneers**

**hollis  
morgan**

The Yard, 7 Johnny Ball Lane, Kingsdown, Bristol, BS2 8DW  
£795,000

A unique and profitable H.M.O licensed freehold townhouse situated in a prime location. Fully let until September 2023 producing circa £45,000 (5.6%) per annum. Close proximity to Bristol University and bus routes for UWE.

- \*\*\*INVESTORS ONLY\*\*\*
- Prime Investment
- 5.6% Yield
- Six Bedroom HMO
- Quality Condition
- Ideal Central Location

**The Property**  
\*\*\*INVESTORS ONLY\*\*\*

This unique townhouse over recent years has been completely restored and re-configured into a prime six bedroom student HMO perfectly arranged over five floors. The access is via a private courtyard space off Johnny Ball Lane which brings you into the spacious kitchen diner on the ground floor. Over floors one, two and three there are two double bedrooms each with en suites. On the fourth floor there is a communal living room with a breathtaking balcony view over the City Centre. Each bedroom is a good size double and all are fitted with en suite bathrooms for personal space and convenience. Additionally there are two other w/c's, one on the ground floor and one on the fourth floor.

Current annual gross income (2022/2023) = £45,000

Breakdown of rent per room:

- Rooms 1&2 (first floor) = £600 PCM (inc bills)
- Rooms 3&4 (second floor) = £625 PCM (inc bills)
- Rooms 5&6 (third floor) = £650 PCM (inc bills)

**Location - City Centre**

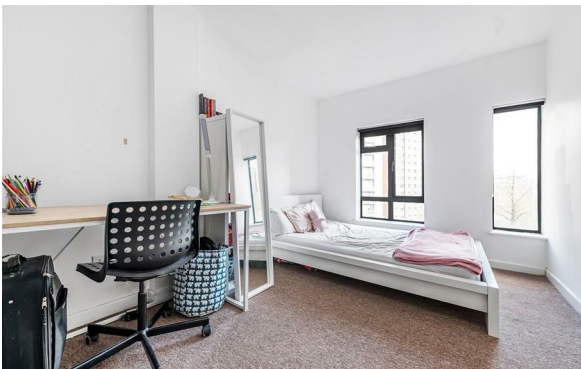
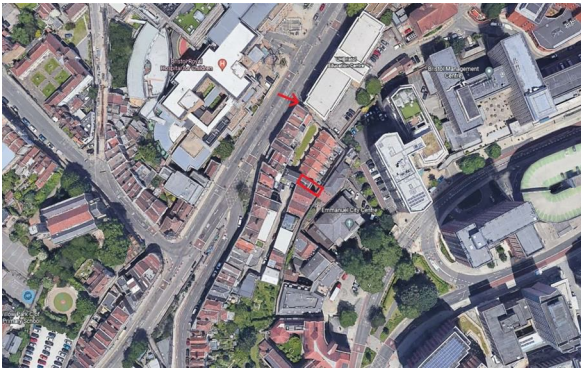
The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

**Other Information**

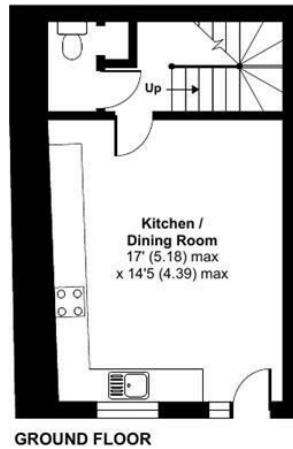
- Tenure: Freehold
- Internet: Dedicated (private) uncontested internet in place for excellent WiFi signal strength throughout
- Solar Panels: The Property is fitted with solar panels which assist in keeping energy costs low 'access rights from the private lane of Colston Yard'

**Please Note**

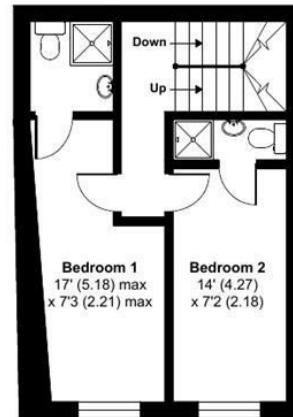
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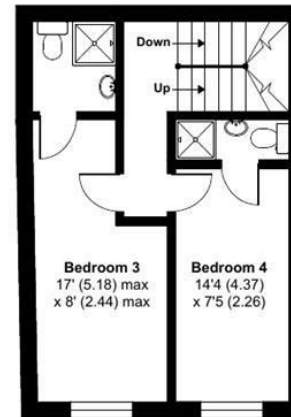
For identification only - Not to scale



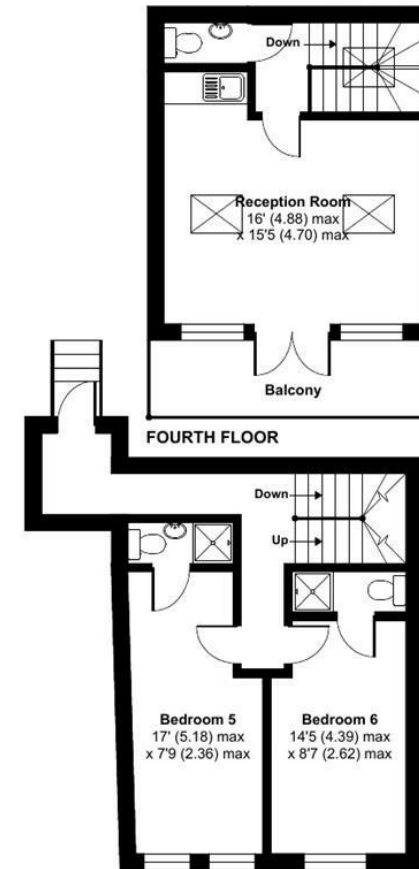
## GROUND FLOOR



### FIRST FLOOR



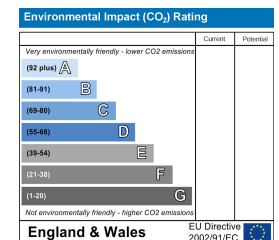
## SECOND FLOOR



### THIRD FLOOR



Hollis Morgan Property Limited, registered in England, registered no 7275716  
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