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.

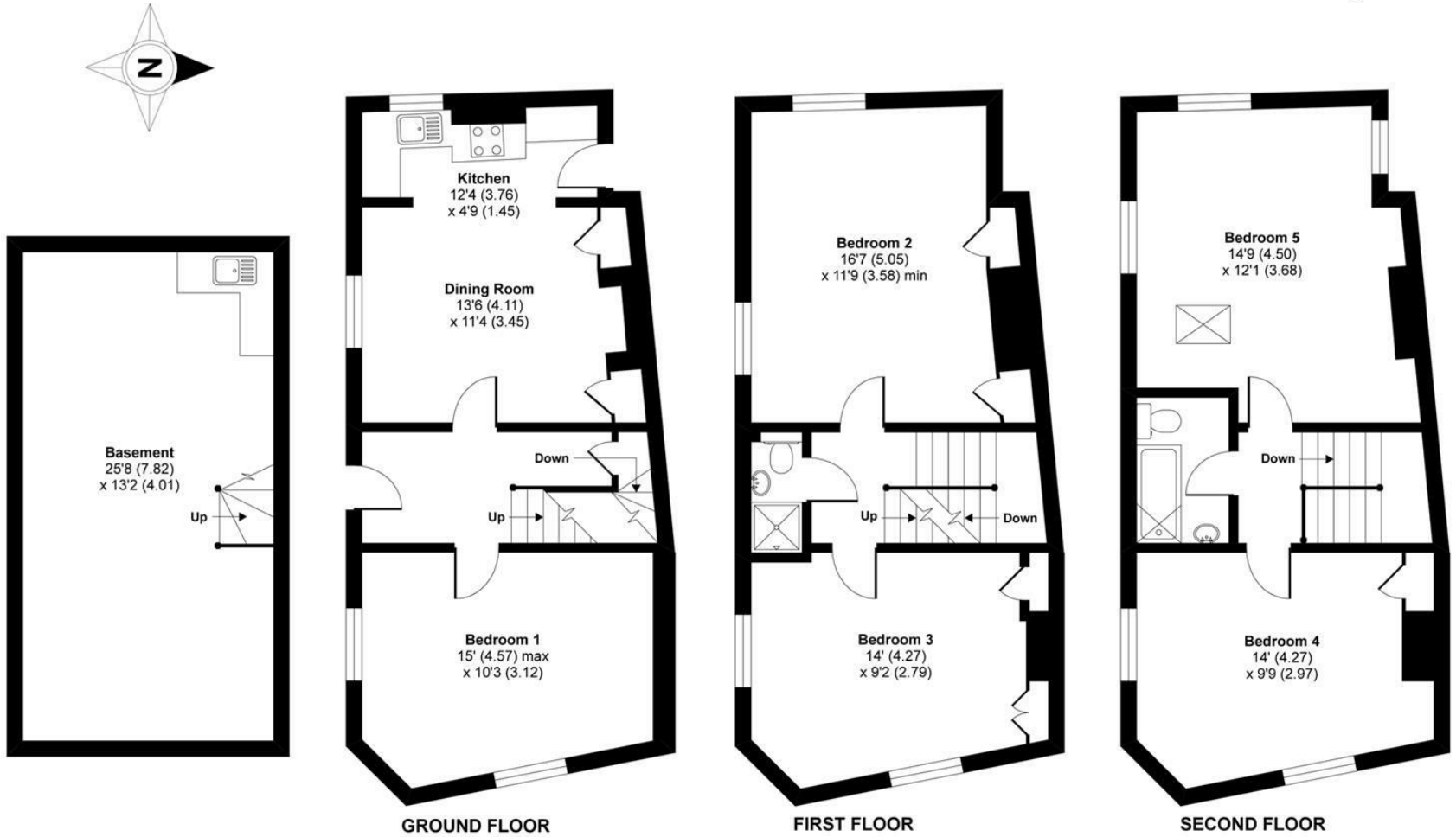
**Location**
Guinea Street is a historical road leading down toward the water and overlooking Redcliffe Quay and so is very conveniently located to take advantage of the City Centre, Train Station, excellent commuter links as well as the exciting Wapping Wharf.

**Please Note**
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

# Guinea Street, Redcliffe, Bristol, BS1

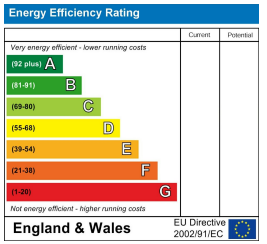
Approximate Area = 1844 sq ft / 171.3 sq m

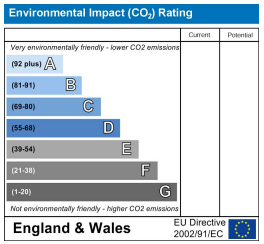
For identification only - Not to scale




Certified Property Measurer

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





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