



**12 North Street, Southville, Bristol, BS3 1HT**

**Guide Price £625,000**

Hollis Morgan – A Freehold **MIXED USE INVESTMENT PROPERTY** ( 2813 Sq Ft ) comprising **RETAIL UNIT** and **4 x FLATS** | Scope to **INCREASE INCOME** to £67,200 pa

## THE PROPERTY

12 North Street, Southville, Bristol BS3 1HT

A Freehold mixed use corner property occupying a commanding position on the popular North Street with accommodation over three floors and arranged as ground floor retail unit with 4 self contained flats above.

Sold subject to existing tenancies.

## SCHEDULE OF ACCOMMODATION

Flat 1 – 1 Bed | First Floor | 413 Sq Ft

Flat 2 – 1 Bed | First Floor | 341 Sq Ft

Flat 3 – 2 Bed | Top Floor | 517 Sq Ft

Flat 4 – 1 Bed | Ground Floor | 758 Sq Ft

Tenure - Freehold

Council Tax - A

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

### MIXED USE INVESTMENT | SCOPE TO INCREASE INCOME

The property has been a successful investment for many years and is producing £39,840 pa ( Vacant flat )

We understand there is scope to increase the income to £67,200 pa subject to basic updating where necessary.

Please refer to schedule below.

## SCHEDULE OF INCOME

CURRENT INCOME - £39,840 pa

Retail Unit - £15,000 pa | Lease term - 10 years from 18 November 2019 ( expiring 18 November 2029 )

Flat 1, 12a North Street - £720 pcm | £8,640 pa ( Refer to online legal pack )

Flat 2, 12a North Street - £600 pcm | £7,200 pa ( Refer to online legal pack )

Flat 3, 12a North Street - £750 pcm | £9,000 ( Tenancy commencement 1/12/2018 – now periodic )

Flat 4, 12a North Street - Vacant

Total - £39,840 pa

POTENTIAL INCOME - £67,200 pa

Retail Unit - £15,000 per annum

Flat 1, 12a North Street – £1200 pcm | £14,400 pa

Flat 2, 12a North Street – £950 pcm | £11,400 pa

Flat 3, 12a North Street - £950 pcm | £11,400 pa

Flat 4, 12a North Street - £1250 | £15,000 pa

Potential Total - £67,200 pa

Please contact Accommodation Unlimited ( <https://aul.org.uk/> ) for further details.

## LOCATION

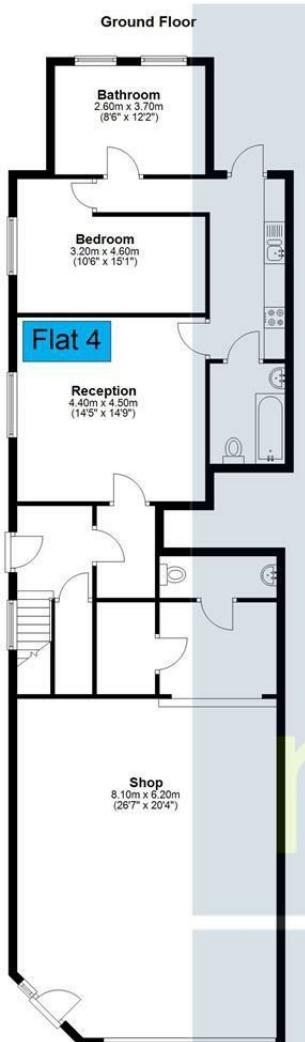
Located in one of Bristol's most sought after locations on the iconic North Street yet tucked back from the action that is quite literally on your doorstep. There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and

the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

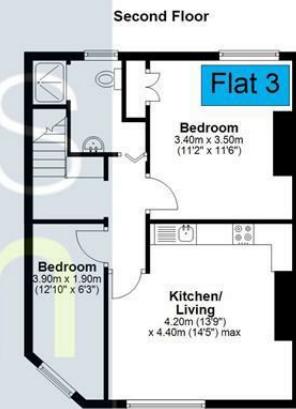
## PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. 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.





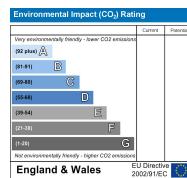
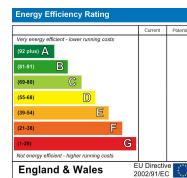
Flat 1 – 38.4 Sq.M / 413.0 SqFt  
 Flat 2 – 31.7 Sq.M / 341.7 SqFt  
 Flat 3 – 48.1 Sq.M / 517.9 SqFt  
 Flat 4 – 70.4 Sq.M / 758.3 SqFt



Total area: approx. 261.4 sq. metres (2813.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Plan produced using PlanUp.



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