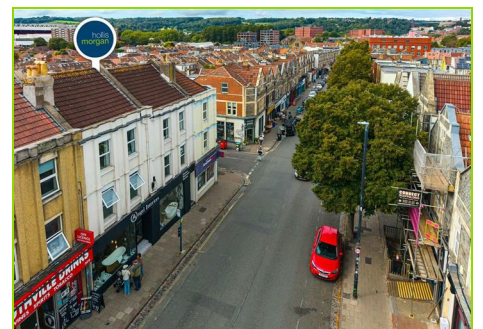


Residential Development Land Sales

hollis
morgan
land



211 - 213 North Street, Southville, Bristol, BS3 1JH

Guide Price £1,400,000

Hollis Morgan - A Freehold PRIME MIXED USE INVESTMENT OPPORTUNITY comprising 5 x FLATS + RETAIL UNIT | £98,580 pa income.

211 - 213 North Street, Southville, Bristol, BS3 1JH

THE PROPERTY

211–213 North Street is an imposing Freehold investment property occupying a prominent position in Southville on sought after North Street.

The property is currently arranged as six units across three floors plus a large commercial unit and rear courtyard.

The ground floor comprises a double-fronted retail unit and a studio apartment, with consent to extend the studio.

Both units benefit from access to a generous rear courtyard, which also provides pedestrian access to the rear.

The first floor comprises a two-bedroom apartment and a one-bedroom apartment,

The second floor is arranged as two one-bedroom apartments.

The apartments within 211 have been refurbished in recent years

The Apartments in 213 have scope further modernisation and to increase the rental income.

24/03240/F|Proposed single storey extension to the rear of existing building to expand an existing studio flat.

Tenure - Freehold

Council Tax Schedule

GFF 213 - A

FFF 213 - A

SFF 213 - A

FFF 211 - A

SFF 211 - A

EPC Schedule

GFF 213 - E

FFF 213 - D

SFF 213 - C

FFF 211 - D

SFF 211 - C

SCHEDULE OF INCOME | £98,580 pa

211–213 North Street – Ground Floor Retail Unit | £2,500 pcm

211 North Street – First Floor | One Bedroom Apartment | £1,200 pcm

211 North Street – Second Floor | One Bedroom Apartment | £1,250 pcm

213 North Street – Ground Floor | Studio Apartment | £865 | pcm

213 North Street – First Floor | Two Bedroom Apartment | £1,350 pcm

213 North Street – Second Floor | One Bedroom Apartment | £1,050 pcm

Total Monthly Rental Income £8,215

Total Annual Rental Income £98,580

Please note the units are sold subject to existing tenancies which are converting to an Assured Periodic Tenancy effective 01/05/26, under the Renters Rights Act 2026

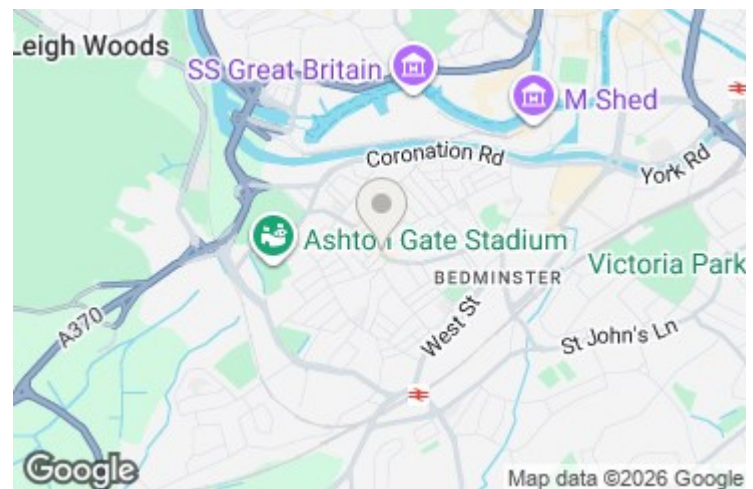
LOCATION

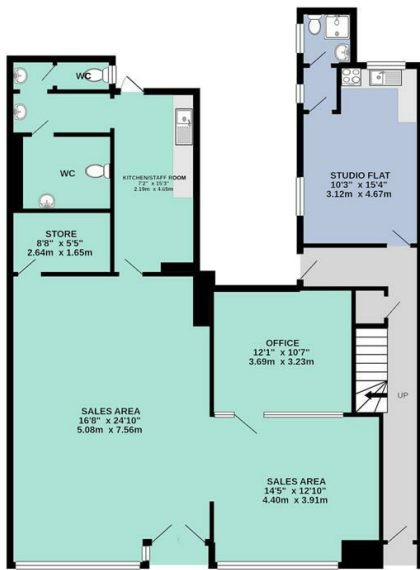
Located in one of Bristol's most sought after locations, on the iconic North Street and a variety of action that is quite literally on your doorstep, There is a vast array of open green spaces

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, The Malago and a community centre that runs workshops, fitness classes and outreach events. These amenities are ideally located only a 2 minute walk away at the end of the road. This excellent home is in close proximity to Whapping Wharf and Bristol Temple Meads train station. Many well-respected schools are nearby including the very popular Southville Primary School.

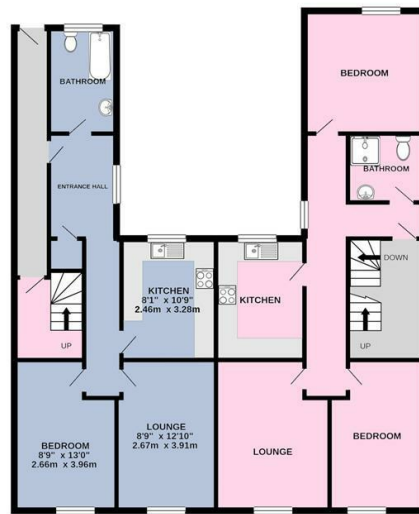
IMPORTANT INFORMATION

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 provided in your solicitors enquiries. 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 may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

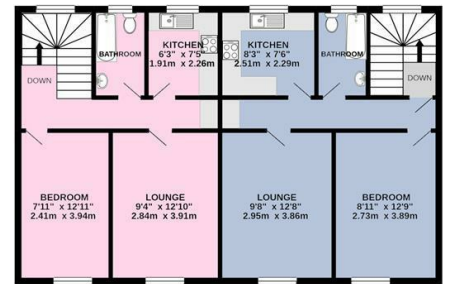




GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



FIRST FLOOR
1165 sq.ft. (108.3 sq.m.) approx.



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

211-213 NORTH STREET, SOUTHVILLE

TOTAL FLOOR AREA : 3297 sq.ft. (306.3 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 should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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