

## 76 Park Row, Bristol, BS1 5LE

Auction Guide Price +++ £850,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- LEASEHOLD HMO
- 8 BEDS | £79,680 PA
- NEXT TO BRISTOL UNI
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Leasehold PRIME 8 BED HMO ( 2013 Sq Ft ) next to BRISTOL UNI | Fully let producing £79,680 pa | Scope for Bed 9 stc

# 76 Park Row, Bristol, BS1 5LE

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 76 Park Row, Triangle, Bristol, BS1 5LE

Lot Number TBC

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Leasehold 8 bedroom HMO property located within yards of the Wills Memorial building at the main Bristol University campus. The property has private access from Park Row with accommodation ( 2013 Sq Ft ) arranged over 3 floors.  
Sold subject to existing tenancy.

Tenure - Leasehold ( Residue of 999 years )

Council Tax - Band E

EPC - E

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

PRIME HMO INVESTMENT | £79680 PA

The property operates as a fully licensed 8 bedroom HMO

2024 / 25 academic year - £77,760 pa | Single Contract | Tenants Cover all Bills

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BEDROOM 9 | STC

There is scope to split one of the first floor larger bedrooms in half to create bedroom 9 subject to gaining the necessary consents.

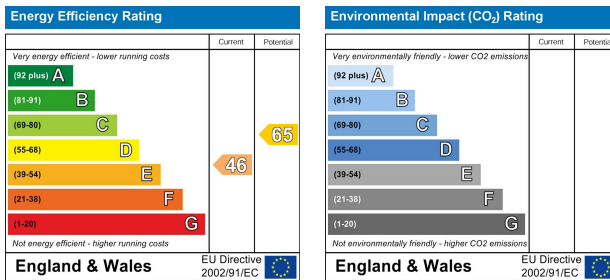
### LOCATION

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

## Floor plan



## EPC Chart



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Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction 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.

Please refer to our website for further details.