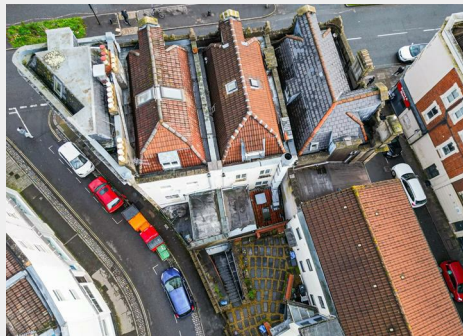


## 152 Whiteladies Road, Clifton, Bristol, BS8 2XZ

Auction Guide Price +++ £675,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- RETAIL | 2 BED FLAT | 3 BED MAIS
- FULLY LET | £67,540 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT ( 2607 Sq Ft ) comprising RETAIL UNIT | 2 BED FLAT | 3 BED MAISONETTE - FULLY LET producing £67,540 pa

# 152 Whiteladies Road, Clifton, Bristol, BS8 2XZ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 152 Whiteladies Road, Clifton, Bristol BS8 2XZ

Lot Number 26

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon  
Registration Deadline is on Friday 15th May 2026 @ 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 Freehold mixed use property ( 2607 Sq Ft ) occupying a prominent position and arranged as 3 units over 4 floors plus basement - Retail unit | 2 bed flat | 3 bed maisonette.  
Sold subject to existing tenants.

Tenure - Freehold  
EPC - Flats: C & D, Commercial: C  
Council Tax - Exempt | Students

### THE OPPORTUNITY

MIXED USE INVESTMENT

The property is sold subject to existing tenants producing £67,540 pa

### SCHEDULE OF INCOME

Retail Unit - 03/07/2007 to 02/07/2025 ( Now Periodic ) - £22,000 pa  
Flat 1 - 2026 / 27 academic year income from July 2026 - £1560 pcm | £18,720 pa  
Flat 2 - 2026 / 27 academic year income from July 2026 - £2,235 pcm | £26,820 pa

Please refer to legal pack to review the leases.

### 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

### SOLICITORS & COMPLETION

Lauren Worgan  
Cook Corporate  
0117 379 0179  
Lauren@cookcorporate.com  
<https://www.cookcorporate.com/>

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

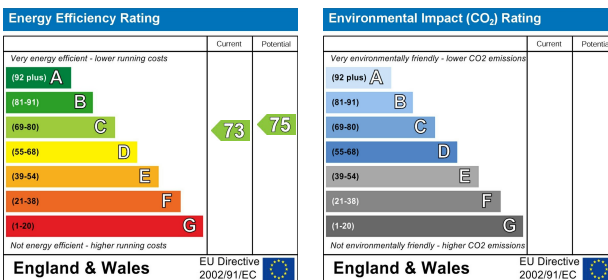
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Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.