

# 227 Lodge Causeway, Fishponds, Bristol, BS16 3QN

Auction Guide Price +++ £950,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MODERN BLOCK
- 7 FULLY LET APARTMENTS
- £94,140 pa INCOME | SCOPE TO INCREASE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MODERN BLOCK OF 7 APARTMENTS (2623 Sq Ft) with 7 x PARKING | FULLY LET producing £94,140 pa with scope to increase INCOME.

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# Accommodation

## **Floor plan**

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 - 7, 227 Lodge Causeway, Fishponds, Bristol BS16 3QN

Lot Number TBC

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30 Registration Deadline is on Monday 15th September 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 Modern detached Freehold block ( 2623 Sq Ft ) completed in 2015 comprising 7 self contained apartments with 1 and 2 bed accommodation ( plus 1 studio ) arranged over two floors with 7 parking spaces and gardens to the rear located on Lodge Causeway and just moments from the amenities of Fishponds Road and a short distance to the City Centre. Sold subject to existing tenancies

Tenure - Freehold Council Tax - Flats 1, 2, 3, 4, 5, 7 - Band A | Flat 6 - Band B EPC - D

THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £96,540 pa

The property is a high yielding residential investment let on AST contracts. Current Monthly Total £7845 pcm | £94,140 pa Potential ( Flat 6 increased from £950 to £1150 pcm ) £8045 pcm | £96,540 pa

AIR B & B | SHORT TERM LETTING

We understand the pre covid the block was successfully run as short term / Air B & B style accommodation.

### BONUS DEVELOPMENT

There is potential for further development to the rear of the block in the car park area.

Interested parties will note the planning history (18/01012/F) and please refer to proposed block plan in the auction particulars. Subject to gaining the necessary consents.

### PARKING

There are 7 parking spaces however at the moment there is a large temporary storage container on site ( that we understand is included in the sale ) that takes up 2 spaces so the current parking situation is first come first served.

# <image>

# **EPC Chart**





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# **Auction Property Details Disclaimer**

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