# 14 Ashley Down Road, Ashley Down, Bristol, BS7 9JW

## Auction Guide Price +++ £385,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- FREEHOLD MIXED USE | 1303 Sq Ft
- 5 BED HMO + RETAIL UNIT
- REQUIRES UPDATING | 7 BEDS - £63K PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold 5 BED HMO ( 1303 Sq Ft ) + RETAIL UNIT with scope for 7 BED / £63K | Requires UPDATING

# 14 Ashley Down Road, Ashley Down, Bristol, BS7 9JW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 14 Ashley Down Road, Ashley Down, Bristol BS7 9JW

Lot Number 11

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30
Registration Deadline is on Monday 10th March 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 Freehold mixed use property with accommodation ( 1303 Sq Ft ) arranged over 3 floors with enclosed rear garden. The property has a self contained ground floor retail unit across the front section that had previously operated as an independent tailor, the remaining ground floor and 2 upper floors are arranged as a licensed 5 bedroom HMO with bathroom and kitchen.
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band B
EPC - E
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HMO | BASIC UPDATING

The HMO has been let for many years but is now vacant and in need of updating in this highly sought after locations ideally suited for both professionals and students at both UWE and Bristol Uni.

RETAIL UNIT | GROUND FLOOR

There is potential to include the retail unit into the HMO accommodation to provide a further 2 bedrooms and improve the communal bathroom and kitchen facilities.

All above subject to gaining the necessary consents.
We understand no planning of this nature has been previously sought.

INVESTMENT | £63,000 pa

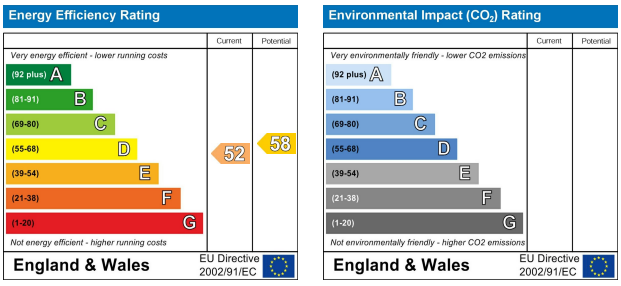
5 Bed HMO @ £750 pcm =£45,000 pa
7 Bed HMO @ £750 pcm = £63,000 pa

### LOCATION

Located within the popular suburb of Ashley Down adjacent to Horfield. The property is situated close to Horfield Common, St. Andrews Park and the open green spaces of Purdown and just a short walk from bus routes and all the amenities of the vibrant Gloucester Road which offers an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is approximately three miles away and is easily accessible via the area's excellent transport links as well as some of the major institutions of Bristol including the University of Bristol, UWE and the BRI.

## Floor plan

## EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk



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


## Auction Property Details Disclaimer

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