8 Cotham Hill, Redland, Bristol, BS6 6LF

Auction Guide Price +++ £600,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17th SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- 5 BED HMO | RETAIL UNIT
- FULLY LET £54,200 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT (2047 Sq Ft) comprising 5 BED STUDENT HMO and RETAIL UNIT | Fully let producing £54,200 INCOME pa

8 Cotham Hill, Redland, Bristol, BS6 6LF

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 8 Cotham Hill, Cotham, Bristol BS6 6LFV

Lot Number 38

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 Freehold mixed use property located in the pedestrianised area at the lower end of Cotham Hill just a few yards from Whiteladies Road and within waling distance of Bristol University. The accommodation (2047 Sq Ft) is arranged over 3 floors with ground floor retail unit and self contained 5 bedroom fully licensed HMO on the upper floors plus roof terrace and enclosed rear garden.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - Band D
EPC - C

THE OPPORTUNITY
MIXED USE INVESTMENT | 54,200 pa

The property is fully let and sold subject to the existing tenants in this established trading area with excellent footfall and within walking distance of Bristol University

5 BED STUDENT HMO | £40,200 pa

The property is let for both the current and next academic year on a single AST contract terminating in July.

24/25 Academic Year | £39,000 pa / £650 pp pcm
25/26 Academic Year | £40,200 pa / £670 pp pcm

Contact Student Lettings specialists DIGS for further details.

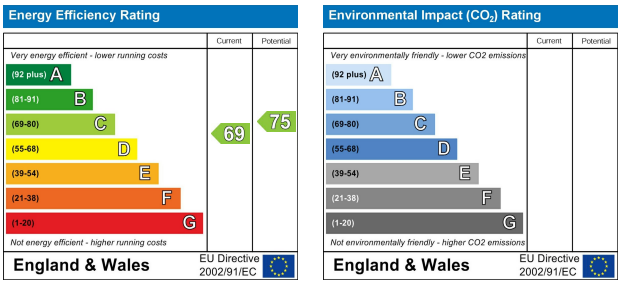
COMMERCIAL INCOME

The retail unit is let to an established bakery chain (Pullins | Class E)
10 year lease signed October 1st 2020 @ £14,000 per annum
*Please note there is a basement but this has not been inspected

Please refer to online legal pack to review both leases.

Floor plan

EPC Chart



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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.