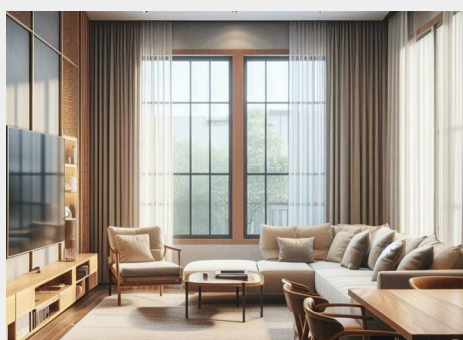


## 423 Whitehall Road, Whitehall, Bristol, BS5 7BP

Auction Guide Price +++ £435,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | 14 BED | 8 BATH HMO
- SCOPE FOR £126K INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create a 14 BED | 8 BATH HMO ( 3218 Sq Ft ) with scope for £126k INCOME pa.

# 423 Whitehall Road, Whitehall, Bristol, BS5 7BP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 423 Whitehall Road, Whitehall, Bristol BS5 7BP

Lot Number 17

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00 Noon  
Registration Deadline is on Friday 10th October 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 occupying a prominent corner position in this popular location with excellent access to the City Centre. The accommodation is currently arranged as a ground floor retail unit with self contained flat on the first floor. Sold with vacant possession.

Tenure - Freehold  
Council Tax - A  
EPC - E | C

### THE OPPORTUNITY

14 BED | 8 BATH HMO

The property has planning granted (23/04178/F) to convert and extend the existing mixed use property into a purpose built high yielding HMO (3218 Sq Ft) with large communal reception area, 2 separate communal kitchen plus 14 beds and 8 bathrooms (5 Shared + 3 En Suite) over 3 floors. Outside are 4 parking spaces plus bike and bin stores.

POTENTIAL INCOME | £126k

There is scope for £750 pcm per room | £10,500 pcm | £126k pa once completed.

### ALTERNATIVE SCHEME

There is scope for a range of residential and commercial uses subject to gaining the necessary consents.

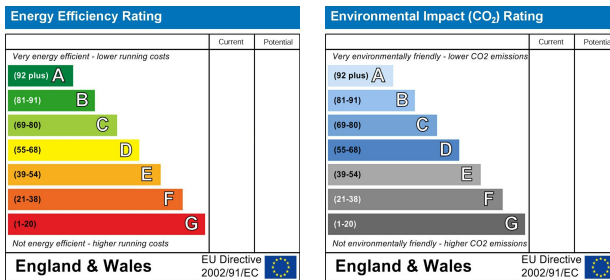
### LOCATION

Whitehall Road is one of the main link roads within Whitehall and provides direct access to the City Centre and St. Georges Park. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants. Bristol City Centre is approximately two miles away.

## Floor plan



## EPC Chart



9 Waterloo Street  
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Bristol  
BS8 4BT

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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.