

## 214 Cheltenham Road, Cotham, Bristol, BS6 5QU

Auction Guide Price +++ £450,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE PROPERTY
- RETAIL UNIT + 5 BED HMO
- FULLY LET £56,500 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT ( 2184 Sq Ft ) comprising LICENSED 5 BED HMO and RETAIL UNIT | Both Fully let producing £56,400 INCOME PA

# 214 Cheltenham Road, Cotham, Bristol, BS6 5QU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 214 Cheltenham Road, Cotham, BS6 5QU

Lot Number 25

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon  
Registration Deadline is on Friday 14th November 2025 @ 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"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £450,000 - £500,000 for this lot.

### THE PROPERTY

A Freehold mid terraced mixed use property with accommodation ( 2184 Sq Ft ) arranged over 3 floors comprising a self contained retail unit ( 887 Sq Ft ) with excellent trading position and foot fall on the ground floor. The upper floors have independent access at the front of the property and the accommodation ( 1297 Sq Ft ) is arranged as a fully licensed HMO with generous open plan kitchen living / communal area with 5 bedrooms, 2 bathrooms and extra WC.  
Sold subject to existing tenancies.

Tenure - Freehold  
Council Tax - B  
EPC - Flat D | Shop C

### THE OPPORTUNITY

MIXED USE INVESTMENT | £56,500 PA

The property is fully let producing £56,500 per annum

### SCHEDULE OF INCOME

#### RETAIL UNIT

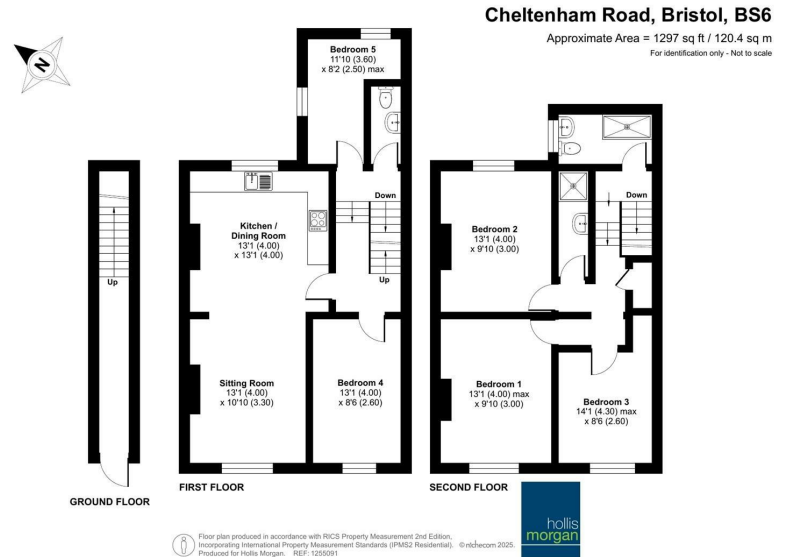
£13,000 per annum now on rolling contract having been in situ for a number of years.  
Potential to increase rent - please refer to independent market appraisal

#### HMO

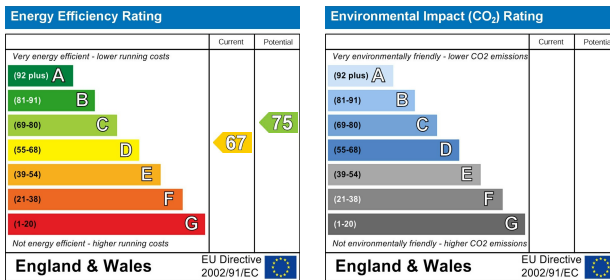
Current rent until end of August 25 is £39,000 pa ( Students - no bills included )  
New rent starting 2nd September 25 is £43,500 pa ( Blend of Students and Young Professionals - no bills included )  
The unit is let and managed by Jackson Property Management

Please refer to online legal pack for details of the lease agreements.

## Floor plan



## EPC Chart



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

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.