

## 3 Brighton Road, Redland, Bristol, BS6 6NU

Auction Guide Price +++ £600,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- PRIME STUDENT HMO | £56,100 pa
- SCOPE FOR FAMILY HOME (VP)
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – Freehold PERIOD HOUSE ( 1240 Sq Ft ) arranged as 5 BED LICENSED HMO INVESTMENT fully let producing £56,100 pa | Potential for Family Home with GARDEN

# 3 Brighton Road, Redland, Bristol, BS6 6NU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 Brighton Road, Redland, Bristol BS6 6NT

Lot Number 5

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 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”

### THE PROPERTY

A Freehold mid terraced period property with accommodation ( 1240 Sq Ft ) arranged over 2 floors with enclosed rear garden. The property is a fully licensed HMO with communal lounge and separate kitchen plus 5 bedrooms and 1 bathroom located in this prime spot just moments from Whiteladies Road and Bristol University.  
Sold subject to existing tenancy.

Tenure - Freehold

Council Tax - E

EPC - D

### THE OPPORTUNITY

PRIME HMO INVESTMENT

The property is fully let for both the 2025 and 2026 academic years on AST contracts to student tenants producing £56,100 pa  
We understand the tenants cover all utility bills etc.  
Please refer to online legal pack for copies of the AST contracts.

### SCHEDULE OF AST STUDENT INCOME

1/7/24-30/6/25 - £4450 pcm | £53,400 pa

1/7/25-30/6/26 - £4675 pcm | £56,100 pa

### FAMILY HOME

There is scope to convert the property back into a family home ( subject to vacant possession ) in this most sought after area of BS6 | Redland.

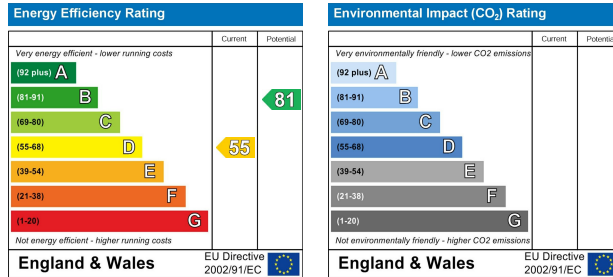
### LOCATION

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

## 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.