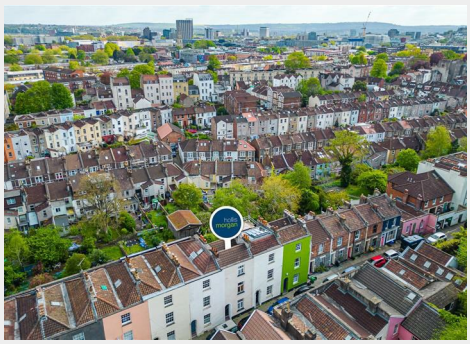
50 Upper Cheltenham Place, Montpelier, Bristol, BS6 5HR

Auction Guide Price +++ £475,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- 6 BED HMO | DOUBLE GARAGE | BONUS PLOT
- SCOPE FOR £54,000 PA + INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold PERIOD HOUSE (1624 Sq Ft) arranged as 6 BED | 4 BATH LICENSED HMO with scope for £54k pa | FAMILY HOME for UPDATING with BONUS PLOT.

50 Upper Cheltenham Place, Montpelier, Bristol, BS6 5HR

Accommodation

THE PROPERTY

A classic mid terraced Freehold period property with accommodation (1624 Sq Ft) arranged over 4 floors with rear garden located in a sought after and quiet residential enclave yet just moments from the shops and amenities with city views from the upper floors.
The property is arranged as a fully licensed 6 double bedroom HMO with 4 bathrooms and a well proportioned open plan communal kitchen diner on the lower ground floor opening onto the rear garden.
There is also a double garage and a bonus plot at the rear with vehicular access via Brook Hill.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - D
EPC - D

SCHEDULE OF TENANCIES

Room 1 – Let on AST @ £500 pcm | Commenced 01/02/18
Room 2 – Let on AST @ £550 pcm | Commenced 01/08/21
Room 3 – Let on AST @ £620 pcm | Commenced 01/08/23
Room 4 – Let on AST @ £700 pcm | Commenced 01/12/23
Room 5 – Let on AST @ 675 pcm | Commenced 01/10/24
Room 6 – Let on AST @ £700 pcm | Commenced 02/12/24
Total - £3745 pcm | £44,940 pa

Please Note - We understand the rent includes rates, broadband, and utilities - please refer to contract in online legal pack.

THE OPPORTUNITY

HMO INVESTMENT | COSMETIC UPDATING | £54,000 pa

The property has been let for many years as a fully licensed 6 bedroom HMO and there is now scope for cosmetic updating.
Currently let to individual professional tenants producing £3,745 pcm | £44,940 pa inclusive of bills.

Interested parties will note many of the tenants have been in situ for a number of years and the low rental income reflects this.
Subject to cosmetic updating there is scope to increase the rental income to £750 per room pcm | £4500 pcm | £54,000 pa or higher if bills are included.
There may be further potential to create en suite bathrooms to further increase the income.
All subject to gaining the necessary consents.

FAMILY HOME

The property has scope for a fine family home in this sought after location close to local shops and schools with garden and garage.
Subject to vacant possession.

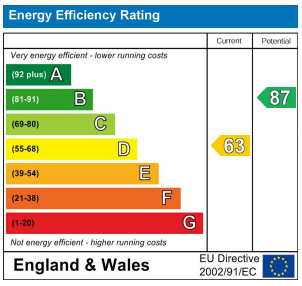
BONUS PLOT

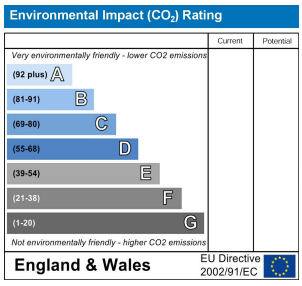
The plot to the rear has scope for a range of possible developments including garages or a dwelling / annex
We understand no planning of this nature has been previously sought.
All subject to gaining the necessary consents.

Floor plan



EPC Chart





hollis morgan

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Auction Property Details Disclaimer

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