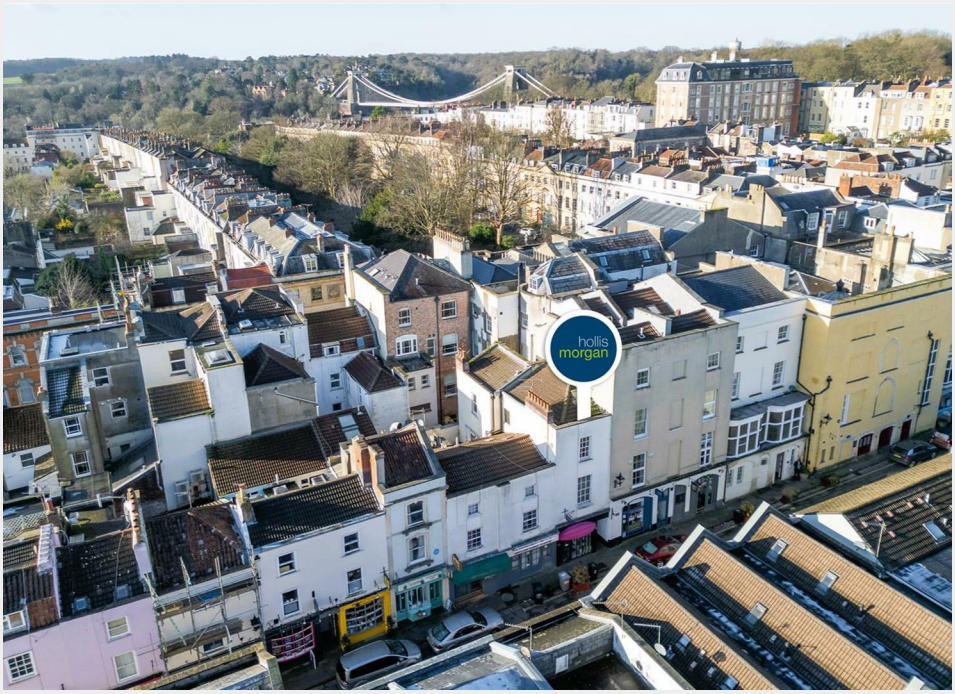
8 Waterloo Street, Clifton Village, Bristol, BS8 4BT

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BLOCK
- RETAIL | 1 BED FLAT | 1 BED FLAT
- SCOPE FOR £37,600 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold MIXED USE BLOCK (1118 Sq Ft) comprising RETAIL UNIT | 2 X 1 BED FLATS | Scope for £37,600 PA

8 Waterloo Street, Clifton Village, Bristol, BS8 4BT

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 8 Waterloo Street, Clifton Village, Bristol BS8 4BT

Lot Number 6

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30
Registration Deadline is on Monday 10th March 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"

PRE AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY
A Freehold mid terraced mixed use property (1118 Sq Ft) with accommodation arranged over 3 floors located in the heart of Clifton Village. The property comprises a self contained ground floor retail unit with separate access to the side leading to a first floor 1 bedroom flat with roof terrace and a second floor 1 bedroom flat.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - Band A
EPC - E, C
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY
MIXED USE INVESTMENT

The property is fully let producing income from 3 tenants.
We understand the ground floor lease upon initial grant (2005) did not exclude Ss24-28 of the Landlord and Tenant Act 1954
We understand there is scope to increase the rental income - please refer to schedule below.

CURRENT INCOME | £29,400 pa

Retail Unit – £700 pcm | £8,400 pa (In situ since circa 2000)
Flat 2 – £800 pcm | £9,600 pa (In situ since 2005 on rolling AST)
Flat 3 – £950 pcm | £11,400 (AST expires 28 Feb 2025)

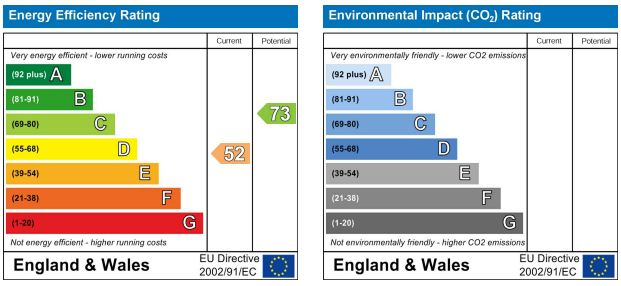
POTENTIAL INCOME | £37,600 pa

Retail Unit - £833 pcm | £10,000 pa
Flat 2 – £1150 pcm | £13,800 pa (Subject to Updating)
Flat 3 – £1150 pcm | £13,800 pa (Subject to Updating)

Please refer to online legal pack for further details of the leases.

Floor plan

EPC Chart



hollis morgan

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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.