



22 Islington Road, Southville, Bristol, BS3 1QB

Sold @ Auction £678,250

P
Permit
holders
only
BS3
Mon - Fri
9 am - 5 pm

THE WOODS

Hollis Morgan MAY AUCTION LOT NUMBER 8 - A Freehold INVESTMENT OPPORTUNITY (2579 Sq Ft) comprising a 6 BED HMO and self contained 2 BED FLAT - scope for circa £60k pa INCOME.

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE £600,000 +++
SOLD @ £678,250

LOT NUMBER 8

Wednesday 23rd May 2018
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

SOLICITORS

Stephen Brice
AMD Solicitors
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THE PROPERTY

A Freehold semi detached period property (2579 Sq Ft) arranged over 4 floors with an enclosed rear garden.
The property comprises a recently renovated 2 bedroom self contained flat with garden on the lower ground floor and a self contained 6 bedroom HMO on the upper 3 floors with communal kitchen, lounge and bathroom facilities.

LOCATION

Islington Road lies within the popular suburb of Southville. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

THE OPPORTUNITY

INVESTMENT

The property is currently let on AST Agreements producing an income of £42,840 pa (Flat & HMO) and is sold subject to the existing tenancies.

SCOPE TO INCREASE HMO INCOME

The HMO element of the property has scope to increase the income.
Whilst the property has been well maintained there is scope to upgrade the accommodation and also a number of the tenants have been in situ since 2015 / 16 without rent increases.
We understand that upgraded accommodation would command a rental income in the region of £650 per room pcm
Potential HMO Income £46,800 pa
Potential TOTAL income including flat - £59,400 pa

BREAK UP & SELL FLAT

EXISTING INCOME

FLAT

£1050 pcm

HMO

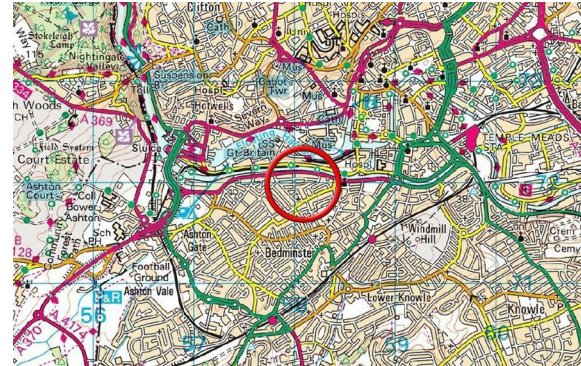
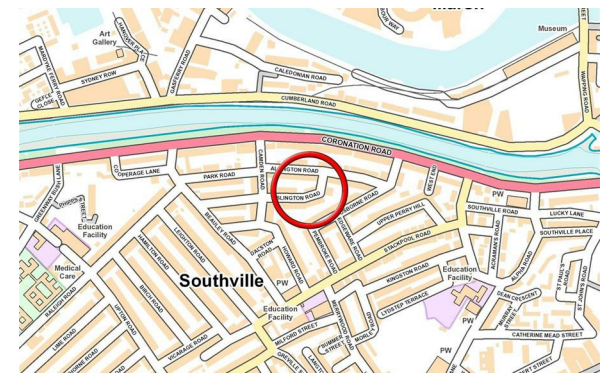
- Room 1 - £425 pcm (Commenced June 2017 - Vacating 23rd May)
- Room 2 - £465 pcm (October 2016 - due to vacate 1st June)
- Room 3 - £415 pcm (January 2015)
- Room 4 - £405 pcm (February 2017)
- Room 5 - £420 pcm (February 2017) - due to vacate 20th May
- Room 6 - £390 pcm (November 2017 - due to vacate date TBC)

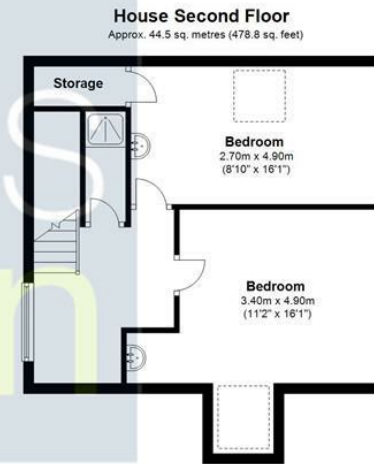
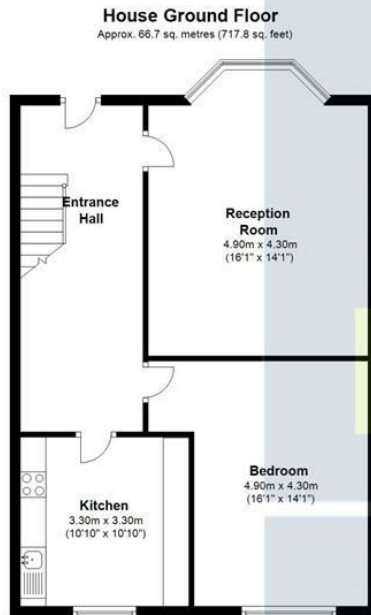
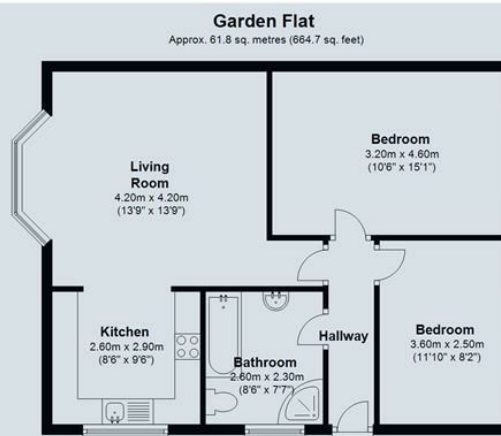
TOTAL

£42,840

FIXTURES AND FITTINGS

All chattels included – please refer to F & F form within online legal pack.





Total area: approx. 239.6 sq. metres (2579.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Floorplan Produced by Westcountry EPC.
Plan produced using PlanUp.

22 Islington Road Southville, Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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