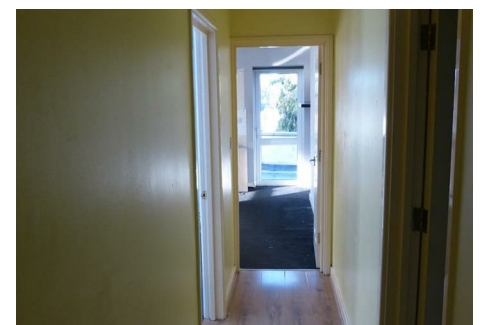
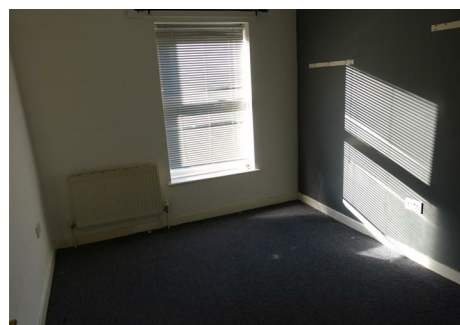
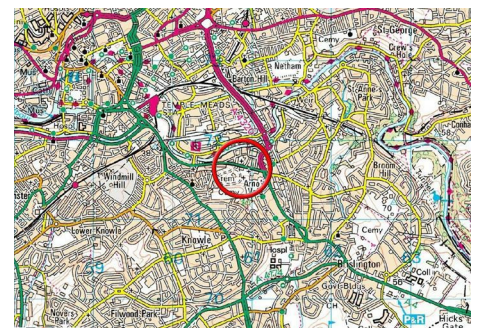
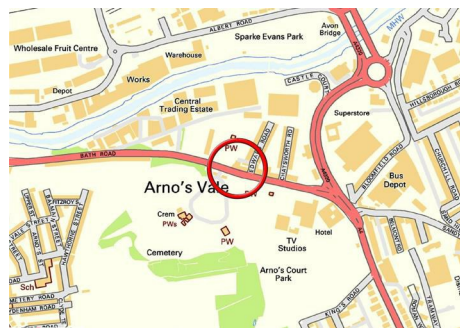
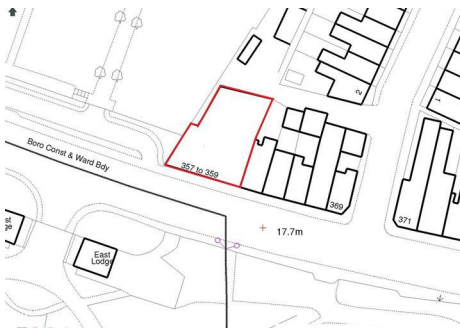




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hollis
 morgan
 auction



Freehold, 357 - 359 Bath Road, Arnos Vale, Bristol, BS4 3EW

Auction Guide Price £300,000 +++

A FREEHOLD investment comprising 5 flats capable of producing INCOME of circa £40,000 per annum

Freehold, 357 - 359 Bath Road, Arnos Vale, Bristol, BS4 3EW

FOR SALE BY AUCTION

GUIDE £300K

SOLD £300K

LOT NUMBER 2

Wednesday 25th February 2015

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

vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk

THE PROPERTY

357 - 359 Bath Road is a Freehold property comprising four flats accessed from Bath Road and a fifth self contained flat accessed via Edward Road.

Please note the sale does not include the ground floor retail unit which has been sold off separately on a long leasehold.

LOCATION

Set in this popular location in Arnos Vale close to local amenities with good transport links to the City Centre.

THE OPPORTUNITY

A high yielding freehold investment sold with the benefit of tenants in flats 1, 3 and 4.

The properties have been let for a number of years and would now benefit from some basic updating

We understand that there is scope to increase the rents to a level in the region of £650 pcm per unit generating circa £40,000 per annum.

Scope for break up and sale of individual units.

CURRENT RENTAL INCOME

Flat 1 - £494 pcm

Flat 2 - £500 pcm (now vacant)

Flat 3 - £494 pcm

Flat 4 - £575 pcm

Flat 5 - £495 pcm (now vacant)

PLEASE REFER TO ONLINE LEGAL PACK FOR COPIES OF THE AST TENANCY AGREEMENTS.

ACCOMMODATION

Please refer to floorplans.

EPC

For full details of the EPC's please refer to the online legal pack.

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many