

## 423 Whitehall Road, Whitehall, Bristol, BS5 7BP

Auction Guide Price +++ £435,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | 14 BED | 8 BATH HMO
- SCOPE FOR £126K INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create a 14 BED | 8 BATH HMO ( 3218 Sq Ft ) with scope for £126k INCOME pa.

# 423 Whitehall Road, Whitehall, Bristol, BS5 7BP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 423, Whitehall Road Whitehall, Bristol, BS5 7BP

Lot Number 29

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 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 mixed use property occupying a prominent corner position in this popular location with excellent access to the City Centre. The accommodation is currently arranged as a ground floor retail unit with self contained flat on the first floor. Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - E | C

### THE OPPORTUNITY

14 BED | 8 BATH HMO

The property has planning granted (23/04178/F) to convert and extend the existing mixed use property into a purpose built high yielding HMO (3218 Sq Ft) with large communal reception area, 2 separate communal kitchen plus 14 beds and 8 bathrooms (5 Shared + 3 En Suite) over 3 floors. Outside are 4 parking spaces plus bike and bin stores.

POTENTIAL INCOME | £126k

There is scope for £750 pcm per room | £10,500 pcm | £126k pa once completed.

Please refer to independent rental appraisal

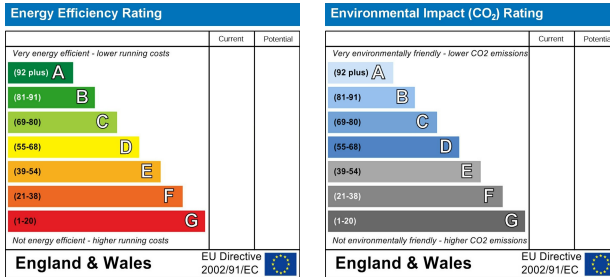
### ALTERNATIVE SCHEME

There is scope for a range of residential and commercial uses subject to gaining the necessary consents.

## 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.