



HMO in BS14

Wootton Park, Bristol, Somerset, BS14
9AQ

£350,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Current Rental Income: £3,825 per month | £45,900 per annum
- ✓ Parking to the front
- ✓ 6 bedrooms, each let individually on an AST with bills included
- ✓ Current Gas, Electrical and Fire Safety certificates

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property currently generates an impressive £45,900 per annum.

The property is configured to meet current local authority licensing and compliance requirements, including fire safety, electrical and gas safety, and amenity standards.

Current Rental Income: £3,825 per month | £45,900 per annum

Key Features

Property Type: End-terrace house converted into a fully licensed HMO

Tenure: Freehold

Configuration: 6 bedrooms, each let individually on an AST with bills included

Bathrooms: 2 shared bathrooms

Living Accommodation: 2 reception rooms providing excellent communal space

Kitchen: Modern, well-equipped communal kitchen

Communal Areas: Well-maintained throughout

Parking: Parking to the front

Garden: Rear garden

Licensing & Compliance: Fully licensed by the local authority

Safety: Current Gas, Electrical and Fire Safety certificates

Occupancy: Fully tenanted with professional tenants

Council Tax: Band C

EPC: C

Location: Situated in a high-demand rental area with excellent transport links and convenient access to local amenities

Investment Highlights

The property currently generates £3,825 per calendar month, equating to an impressive £45,900 per annum.

At the starting bid price, the property offers an attractive 13% gross yield, with potential for further rental uplift through future rent optimisation and rental growth.

The property benefits from an established tenant profile, an existing HMO licence and strong rental demand, making this a ready-to-go investment opportunity for both experienced landlords and investors looking to expand their portfolio.

Schedule of Tenancies

Room Tenancy Rent

Room 1 AST £650 pcm

Room 2 AST £675 pcm

Room 3 AST £650 pcm

Room 4 AST £550 pcm

Room 5 AST £650 pcm

Room 6 AST £650 pcm

Total

£3,870 pcm / £45,900 pa

Please Note: We understand that the rental figures include council rates, broadband and utilities.

Sale Details

Sold subject to existing tenancies.

Tenure: Freehold

Council Tax: Band C

EPC: C

This represents an excellent opportunity to acquire a fully occupied, licensed HMO with an established income stream, offering an attractive combination of income, strong rental demand and potential for future growth.

Price: Starting Bid £350,000

Property Type: HMO

Business Type: Other/Unspecified

Parking: None

Description

The property currently generates an impressive £45,900 per annum.

Key Features

Property Type: End-terrace house converted into a fully licensed HMO

Location

Wootton Park, Bristol, BS14

EPC

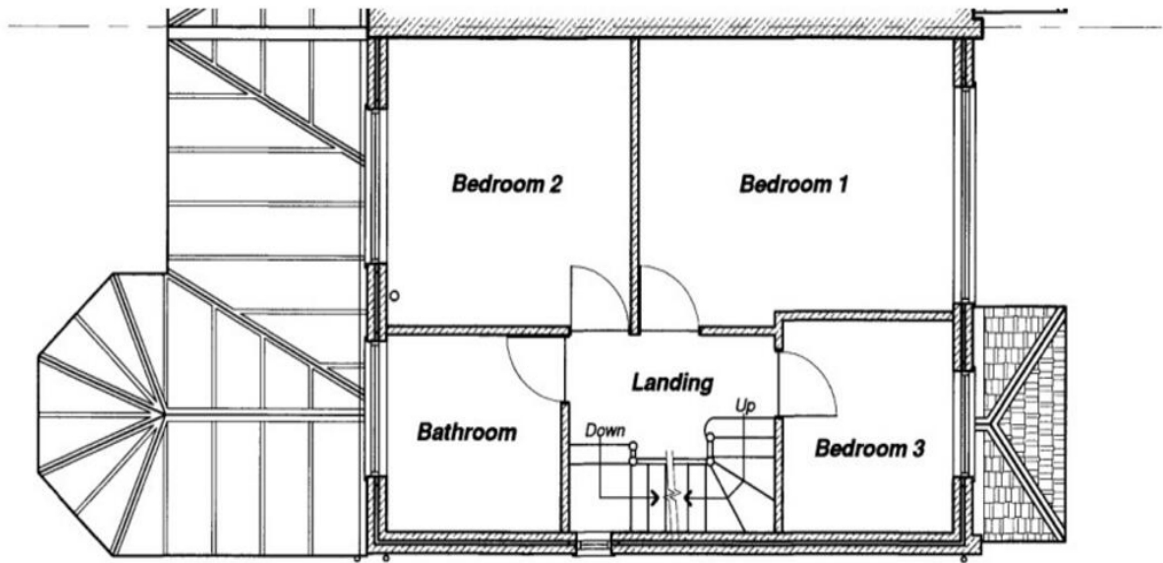
Rating C

Tenure

BL99397 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Wootton Park, Bristol, Somerset, BS14 9AQ

Contact your local branch today for more information on this property:

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