

PRIME MIXED USE FULLY LET INVESTMENT FOR SALE

38 Cotham Hill plus Rear Mews Buildings, Bristol, BS6 6LA



- Comprising Self contained 11 bed HMO, two rear mews buildings (interlinking), ground floor retail unit
- V popular letting location, walking distance from Bristol University, within 200m of Clifton Down shopping centre and rail station
- HMO rent £89,100 pa (only £675 PCM per room) rising to £93,328 pa from July 2025 plus retail rent £18,000 pax plus rear mews rent (as offices) £25,000 pax – TOTAL rental income £136,328 pax (from July 2025)
- Potential to upgrade and increase HMO rents and potential to convert rear mews to 4 flats on lease expiry STP
- Freehold – offers IRO £1,650,000 showing 8.26% return from July 2025



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property occupies a very good pitch within the ever popular Cotham Hill retail area, serving the densely populated surrounding areas of Clifton, Redland and Cotham.

Whiteladies Road and the Clifton Down shopping centre / rail station is within approximately 150 m and Bristol University is within easy walking distance.

DESCRIPTION

The property comprises a mid terrace period building over ground and three upper floors with a side vehicular access way leading to the rear of the property and to the rear separate mews buildings which currently interlink.

The ground floor lock up shop is presented to a high standard as an Italian gelato shop.

There is a side entrance leading to the three upper floors which comprise a single large 11 bedroom HMO .

The rear mews buildings, currently interlink and are fitted to a good specification for office use to a single tenant.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Ground floor shop	62.6 sq m	672 sq ft
Ground floor office / store	13.9 sq m	150 sq ft
Total	76.5 sq m	822 sq ft

Upper floor maisonette—comprising 11 bedrooms with communal living space and bathrooms / WC's.

Rear coach houses (NIA)

Ground floor offices	58.11 sq m	625 sq ft
First floor offices	62.1 sq m	668 sq ft
Total	120.2 sq m	1,293 sq ft (Net of WC's & Passage/Stairs)

TENURE

Freehold.

SALE PRICE

Offers are sought in the region of £1,650,000 circa 8.26% from the July 2025 HMO letting.

TENANCIES

Ground floor shop – Let to Panunzio's Kitchen Gelati Italiani Ltd for a term of 10 years, expiring 12th April 2022 and subject to a tenants break clause 12th April 2027. The current rent is £18,000 per annum, exclusive and there is a service charge cap currently running at £2,000 per annum.

Rear coach house offices—Let to Antjam Ltd for a term of 10 years, expiring 14th March 2034 with no breaks and subject to a rent review 14th March 2029. The current rent is £25,000 per annum, exclusive and the lease is drawn on full repairing and insuring terms.

Maisonette—Let by way of an single AST, expiring 4th July 2025 to 11 named individuals. We are advised the gross rent to include bills is £98,280 per annum and we are further advised that the net rent of £89,100 per annum, rising to £92,328 per annum for the next academic year which has already been agreed and let up to July 2026.

INVESTMENT OPPORTUNITY

- Strong letting demand from students, retailers and for offices
- Good prospects for retail rental growth
- Potential to increase HMO rents
- Rear mews gives potential for conversion to 4 flats or 2 mews houses on current lease expiry (STP)

VAT

We are informed that the property is not elected for VAT.





EPC
TBC.

BUSINESS RATES
TBC.

LEGAL FEES
Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

Burston Cook
FAO: Julian Cook FRICS / Luke Dodge MRICS
Tel: 0117 934 9977
Email: julian@burstoncook.co.uk / luke@burstoncook.co.uk

SUBJECT TO CONTRACT
April 2025

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