

# INVESTMENT FOR SALE—FULLY LET HMO WITH LOCK UP SHOP

8 Perry Road, Bristol BS1 5BQ



- Comprising ground floor lock up shop with separate fully let HMO over three upper floors
- Prime letting location being within walking distance of Bristol University, Bristol Royal Infirmary and Bristol city centre
- HMO room rents only £745 per Calendar month per room—good scope for growth... plus retail rent £13,500 pax
- Total rent—£69,540 pax rising to £76,068 pax (from July 2025)
- Freehold guide price—Offers in the region of £900,000, yielding c 8.5% 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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

## LOCATION

The property occupies an excellent rental location fronting onto Perry Road within just five minutes walk of Bristol University Wills building, Bristol Royal Infirmary and Bristol city centre.

## DESCRIPTION

The property comprises a mid terrace building over ground and three upper floors.

The ground floor comprises a self contained lock up shop which has recently been refitted and to the side of the shop, there is a separate access to the upper floor maisonette comprising seven bedrooms with a communal lounge / kitchen room, separate WC and two shower rooms.

## ACCOMMODATION (all areas and dimensions are approximate)

Ground floor shop (retail sales)	36.9 sq m	398 sq ft
----------------------------------	-----------	-----------

Upper floor maisonette—comprising seven bedrooms and communal living space.

## TENURE

Freehold.

## TENANCIES

Ground floor shop—let to Hudson Rose Services Bristol Ltd for a term of six years, expiring 13th October 2030 and subject to a tenants break clause 14th October 2028. The current rent is £13,500 per annum, exclusive and there is a service charge cap currently running at £1,000 per annum. The lease is subject to a schedule of condition and otherwise the tenant is responsible for internal repairs and decorations.

Maisonette—Let by way of an Assured Shorthold Tenancy to seven named individuals. With new AST agreed from July 2025 expiring July 2026.

The gross rent to include bills is £66,240 per annum and we are advised the net rent is £56,040 per annum, rising to £62,568 per annum for the next academic year.

## SALE PRICE

Offers are sought IRO £900,000 off a current net rental of £69,540 pax, rising to £76,068 pax from July 2025—reflecting an initial yield of c 8.5%...

## EPC

TBC.

## INVESTMENT OPPORTUNITY

- Excellent letting location close to Bristol University, Bristol Royal Infirmary and Bristol city centre
- Scope to increase room rentals with cosmetic improvements
- Good demand for retail shops in this location

## BUSINESS RATES

TBC.

## VAT

All prices quoted are exclusive of VAT—we are advised that VAT is not applicable to this sale. .

## 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](mailto:julian@burstoncook.co.uk) / [luke@burstoncook.co.uk](mailto:luke@burstoncook.co.uk)

## SUBJECT TO CONTRACT

April 2025

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

