

# 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



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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
<b>Total</b>	<b>76.5 sq m</b>	<b>822 sq ft</b>

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
<b>Total</b>	<b>120.2 sq m</b>	<b>1,293 sq ft</b> (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 2032 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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