

FOR SALE—FULLY LET RESIDENTIAL INVESTMENT

SAINT GEORGE'S COURT, ST GEORGE'S ROAD, BRISTOL, BS1 5UG



- A truly unique opportunity to acquire a fully let residential investment in a superb city center position.
- A substantial property comprising 6 high quality 1 and 2 bed residential flats
- Residential units have been refurbished to a high standard.
- Guide price—£2,000,000



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located on St George's Road in Bristol city centre in an excellent location with easy access into Bristol city centre as well as good access to the south of Bristol and to the motorway network via the Portway. There are many amenities close by including a mix of retailers, restaurants and bars and the popular Park Street. The large number of Bristol University faculties and Clifton Triangle are approximately 10 minutes walk with Bristol Cathedral, College Green and the Harbourside very close.

DESCRIPTION

The property comprises a modern building that was originally built as offices but has more recently been converted to provide residential accommodation over ground, first and second floors providing 4 x 2 bedroom flats and 2 x 1 bedroom flats.

The residential flats have been developed to a high standard, with high quality kitchens and bathrooms, workstations, en suite bathrooms, electric heating systems, and generous sized rooms.

Externally, there is a bike storage area and secure parking for approximately 6 cars,

CAR PARKING

The property has 6 car parking spaces.

FUTURE DEVELOPMENT POTENTIAL

It may be possible to put additional floors on the residential element of the property, subject to necessary planning consents.



ACCOMMODATION

The property has the following approximate Net Internal Floor Areas: -

Area	Sq ft	Sq m
Ground floor residential	785	72.93
First floor residential	1736	161.28
Second floor residential	1334	123.93
Total	3855	358.14



Property	Tenant	Lease Period	Rent per annum
Flat 1 – 2 bed, 2 bath	N/A	1 year AST	£17,400
Flat 2 – 1 bed, 1 bath	N/A	1 year AST	£16,200
Flat 3 - 1 bed, 1 bath	N/A	1 year AST	£14,520
Flat 4 - 2 bed, 2 bath	N/A	1 year AST	£19,800
Flat 5 - 2 bed, 1 bath	N/A	1 year AST	£17,400
Flat 6 - 2 bed, 1 bath	N/A	1 year AST	£18,000
		Total Income per year	£103,320



OPPORTUNITY SUMMARY

- Current gross income £103,320
- High quality residential flats with excellent letting history and potential for rental growth
- Future development opportunity on top floor of building (STP)
- Excellent City Centre Location
- Secure off street parking

EPC

The current EPC ratings of these properties are:

Residential Flats: 1—E 48, 2—D 67, 3—E 50, 4—D 68, 5—D 58, 6 D—63

TENURE

Freehold interest, subject to the existing occupational tenancies.

PRICE

The quoting price for the property is £2,000,000 exclusive.

VAT

All prices quoted are exclusive of VAT.

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 agents.

Burston Cook

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SUBJECT TO CONTRACT

November 2025.



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