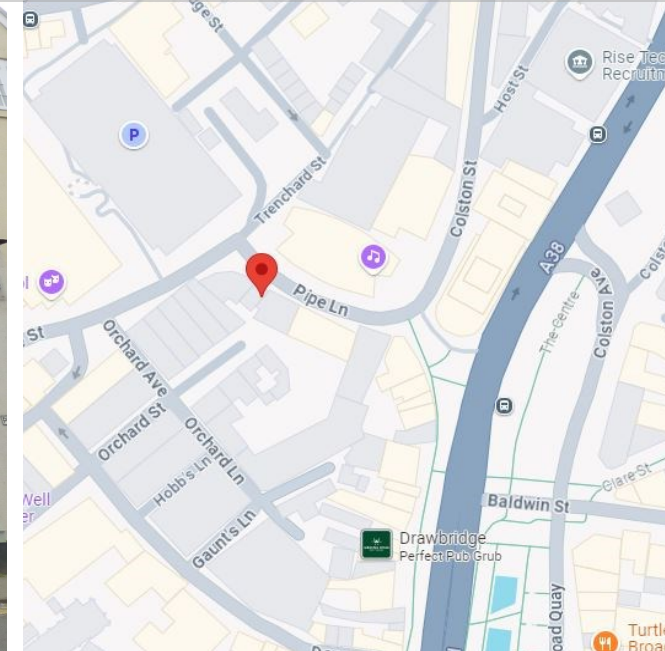


FREEHOLD FOR SALE – 10 BED STUDENT RESIDENTIAL INVESTMENT

7 Pipe Lane, Bristol, BS1 5AJ



- Comprising a 10 bedroom student HMO investment property
- Situated opposite the Bristol Beacon in the heart of the city centre in a very desirable student location
- Current gross income of £90,000 pax
- Freehold for sale with a Guide Price of £950,000



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

Bristol which has a resident population of approximately 400,000 and a catchment population in excess of one million is located immediately to the south of the intersection of the M4/M5 motorways, approximately 120 miles west of London. The city has good rail and road communications and a small international airport at Lulsgate.

The premises are located at the heart of Bristol city centre fronting onto Pipe Lane which is opposite the Bristol Beacon and provides easy access to both Bristol University and transport links to UWE - just off the bottom of Park Street / the centre, and is only a 10 minute walk to the Triangle. It is well located for the shops, cafes, bars and clubs in the city centre.

DESCRIPTION

The property is a mid-terrace grade II listed period property over basement, ground, first, and second and third floors.

The property provides high quality student accommodation in double bedrooms with shared WCs and bathrooms. There is a large communal kitchen and lounge area and utility room in the basement. One of the rooms provides a self contained studio with small kitchen and en suite bathroom.

ACCOMMODATION

The property provides a total net internal area of approximately 1600 sq ft (149.0 sq m).

HMO LICENCE

We understand the property has an HMO licence for 10 bedrooms.

TENANCIES

The property is let for the academic year producing an income of £90,000 per annum.

QUOTING TERMS

The property is being sold freehold – the quoting price is £950,000 exclusive





VAT

The price quoted is exclusive of VAT if applicable.

EPC

The property has an EPC rating of C-69

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:
Burston Cook

FAO: Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective

