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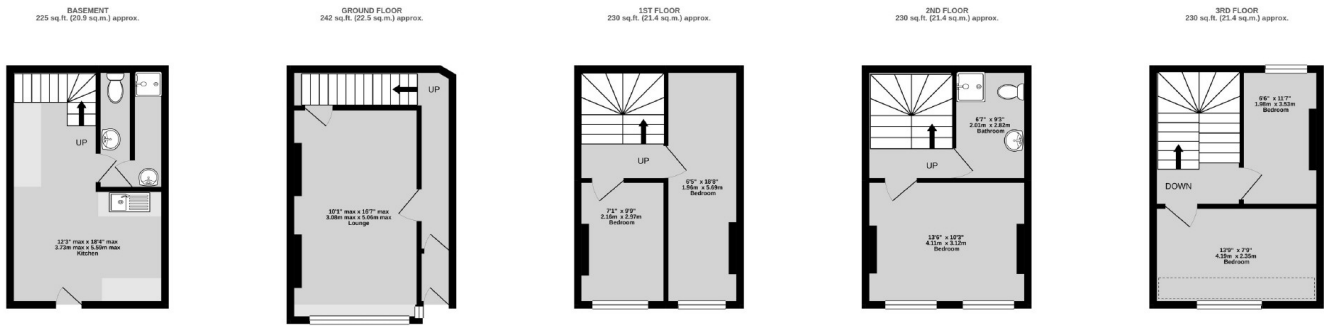
17 John Street, Bristol, BS1 2HR

Asking price £325,000

An attractive five-storey period property in a fantastic location, situated in the heart of Bristol City Centre. Currently arranged as a 5 bedroom fully-licensed Student HMO, the property is producing £21,000pa, this could be significantly increased if updating works are carried out. Once renovated, we anticipate rent to be circa £34,800pa making this an incredible investment opportunity.



17 John Street, Bristol, BS1 2HR



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DESCRIPTION

A substantial 5-bedroom converted building (approx 1157 sq ft) arranged over 5 floors of an attractive period terraced property in the City Centre. The property could benefit from updating works to maximise the rental potential. This fully-licensed 5-bedroom HMO is currently let to students until September 2021 producing £1750pcm (£21,000pa). Once refurbished we anticipate rent to be circa £2,900pcm (£34,800). We understand that change of use from office to student/young professional accommodation (one five bedroomed residential unit) was granted in January 2000. The current HMO license was granted in 2020.

LOCATION

The property is situated in a highly convenient location on John Street, adjoining Broad Street and connecting to the vast array of amenities offered by the city centre. This property is within close proximity to Bristol University and in an area of high demand for student lets.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

BASEMENT

Comprising a kitchen, WC and shower room.

GROUND FLOOR

Comprising an entrance hall and lounge.

FIRST FLOOR

Comprising two bedrooms.

SECOND FLOOR

Comprising a bedroom and bathroom.

THIRD FLOOR

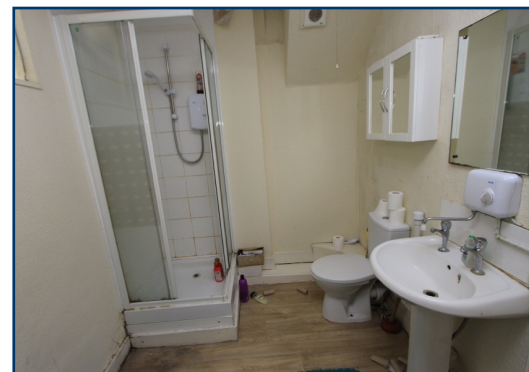
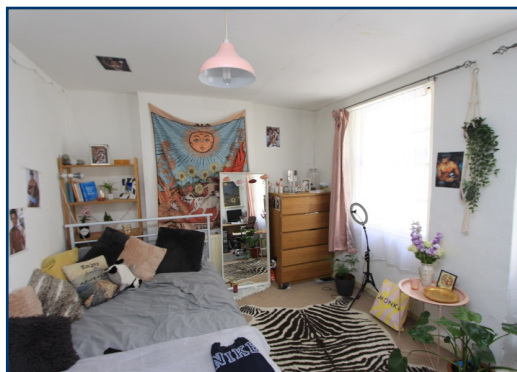
Comprising two bedrooms.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VIEWING

By appointment



Auction, Commercial & Chartered Surveyors
22 Richmond Hill, Clifton
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