



MAGGS & ALLEN

1B-3 REGENT STREET
KINGSWOOD, BRISTOL, BS15 8JX

Asking Price £435,000

- Substantial retail unit
- Approximately 3,606 sq ft
- Development opportunity
- Designated parking



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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DESCRIPTION

A substantial pair of commercial properties extending to approximately 3,606 sq ft, prominently positioned on Regent Street in Kingswood.

The properties comprise ground floor retail accommodation with extensive ancillary space, including storerooms, workshops, staff facilities, and offices located to the rear and on the first floor. The property also benefits from rear vehicular access via Boulton's Road, together with off street parking for several vehicles.

Planning permission has been granted for the conversion of the existing buildings into a mixed use development comprising two ground floor retail units, two x one bedroom flats, and two x two bedroom flats, offering an excellent investment and development opportunity.

LOCATION

The property is situated in a prominent position on Regent Street in Kingswood, opposite the junction with South Road. A wide range of local amenities are available locally on Kingswood High Street and excellent transport links are provided to the city centre and A4174 Ring Road.

TENURE

Understood to be freehold.

PLANNING

Ref: P25/01761/F

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BUSINESS RATES

The rateable Value with effect from April 2026 is £24,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

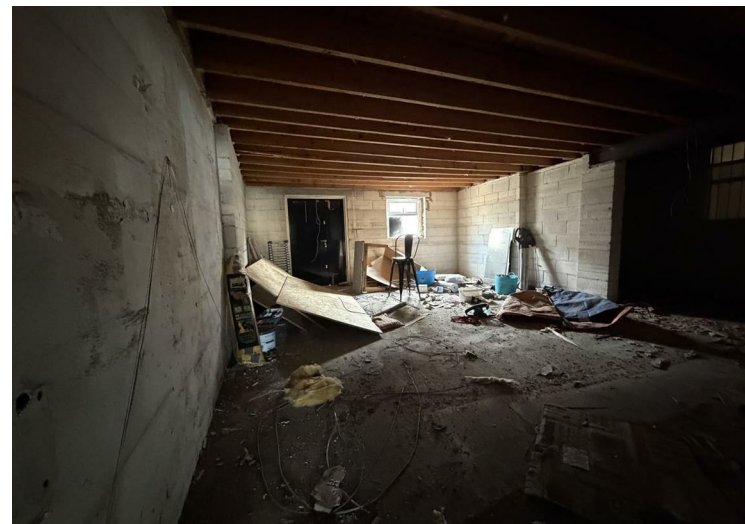
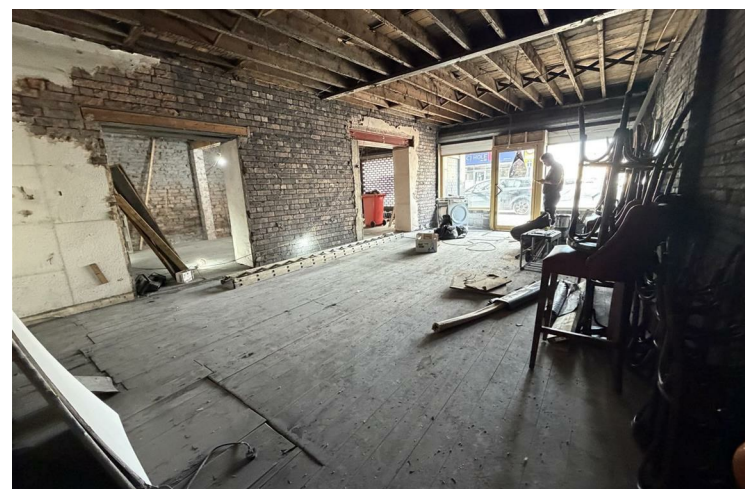
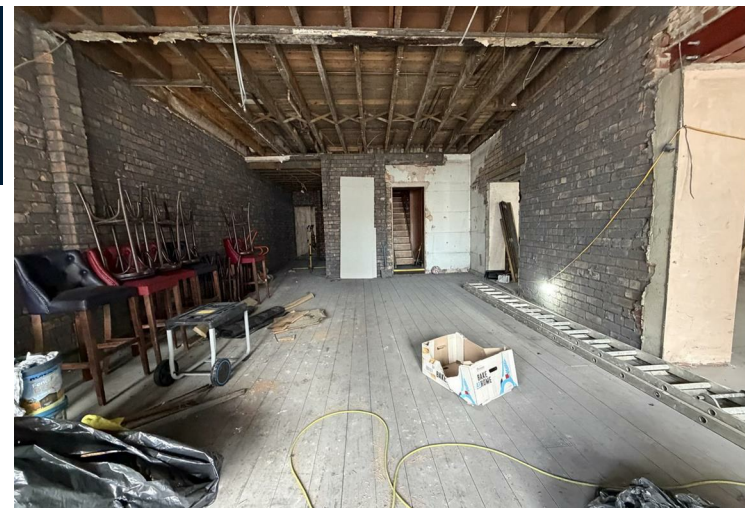
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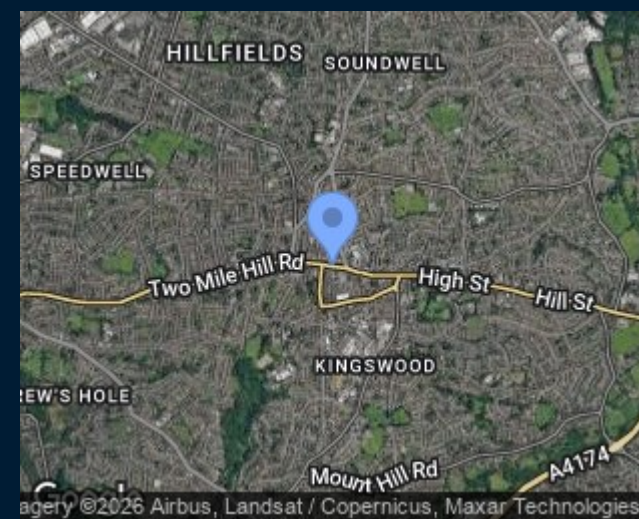
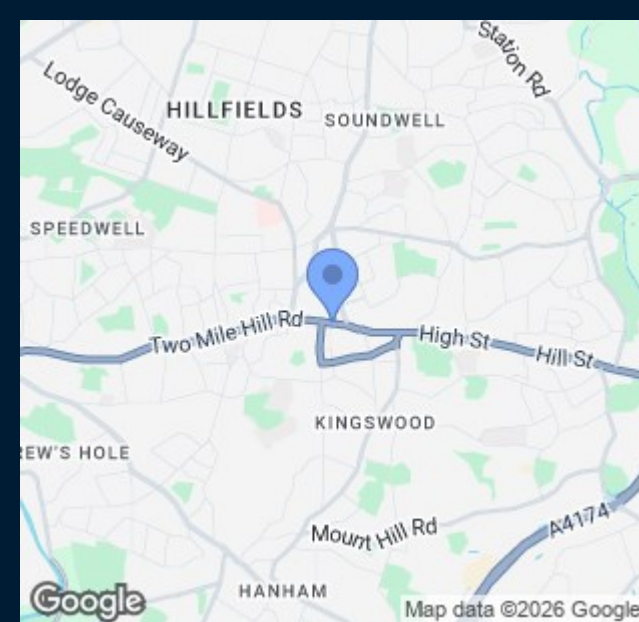
CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

NOTES

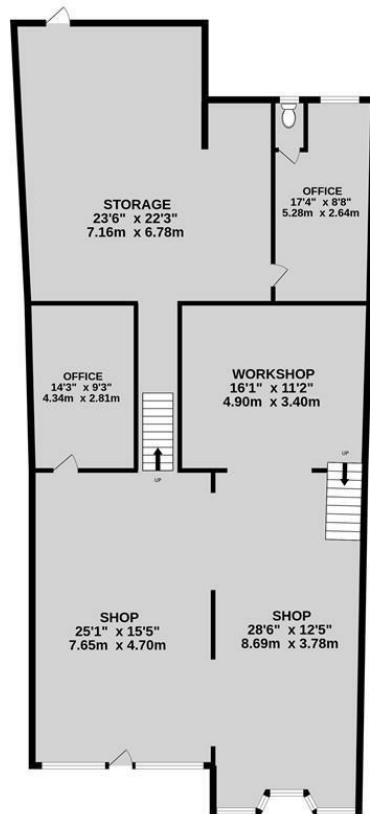
Please note the property is also available to let at £35,000pa.



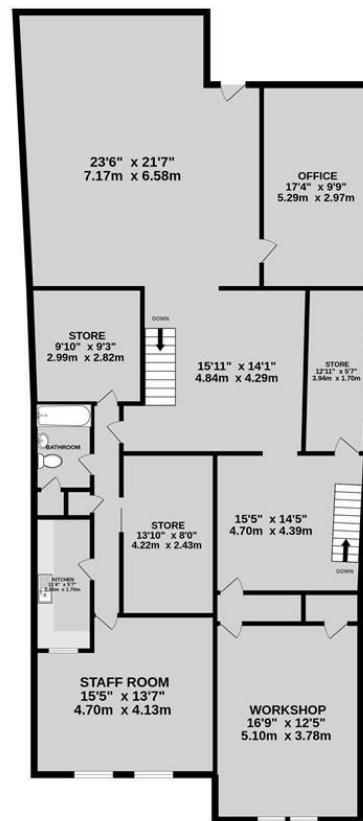


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GROUND FLOOR
1776 sq.ft. (165.0 sq.m.) approx.



FIRST FLOOR
1831 sq.ft. (170.1 sq.m.) approx.



18 & 3 REGENT STREET

TOTAL FLOOR AREA : 3606 sq.ft. (335.0 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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