

# MAGGS & ALLEN

147 TWO MILE HILL ROAD  
KINGSWOOD, BRISTOL, BS15 1BG

**Guide Price: £360,000+**

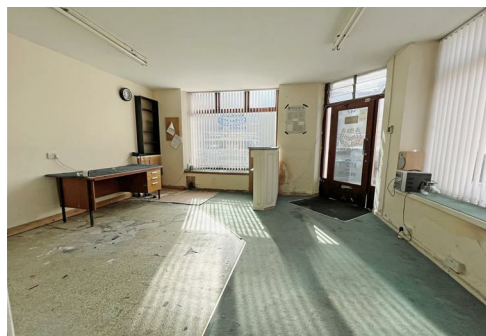
- 18 December LIVE ONLINE AUCTION
- Substantial Mixed-Use Investment Property
- Shop & 3 x 1-Bedroom Flats
- Potential rental income of circa £40,000 per annum
- Superb Investment Opportunity
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 December 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

FREEHOLD MIXED-USE INVESTMENT - SHOP & 3 x 1-BEDROOM FLATS

#### DESCRIPTION

A superb freehold mixed-use investment opportunity in the heart of Kingswood, comprising a vacant ground-floor retail unit and three well-presented one-bedroom flats. Once fully let at market rents, the property offers an estimated rental income of approximately £40,000 per annum - an excellent yield for investors.

The flats are well-presented and maintained, with the ground-floor flat benefiting from its own private courtyard garden. Ideally positioned in a highly convenient location close to local amenities and transport links, this property represents a strong, income-generating addition to any portfolio.

#### LOCATION

The property is situated on the corner of Two Mile Hill Road and King Street with easy access provided to a wide range of shops and amenities on Kingswood High Street. Excellent transport links are also provided to the city centre.

#### ACCOMMODATION

GROUND FLOOR SHOP (Approx. 36 m<sup>2</sup>) - A ground floor retail unit with kitchen, store room and WC

147A (Approx. 36 m<sup>2</sup>) - Ground floor one-bedroom flat

147B (Approx. 35 m<sup>2</sup>) - First floor one-bedroom flat

147C (Approx. 33 m<sup>2</sup>) - First floor one-bedroom flat

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

#### TENANCY DETAILS

The ground floor shop is currently vacant and the three flats are let on ASTs at the following rents. We consider the rent on the flats to be below market level and would anticipate market rents at £875 pcm per flat.

GROUND FLOOR SHOP - Vacant (potential rent of £8,500 PA)

147A - Currently let at £650 pcm

147B - Currently let at £625 pcm

147C - Currently let at £625 pcm

#### TENURE

The property is for sale on a freehold basis, subject to the ASTs on the flats outlined above. Please note the two storey office building at the rear of the property is being retained by the seller and is not included in the sale.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Shop: TBC / Flat 147A - C / Flat 147B - E / Flat 147C - E

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

#### PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

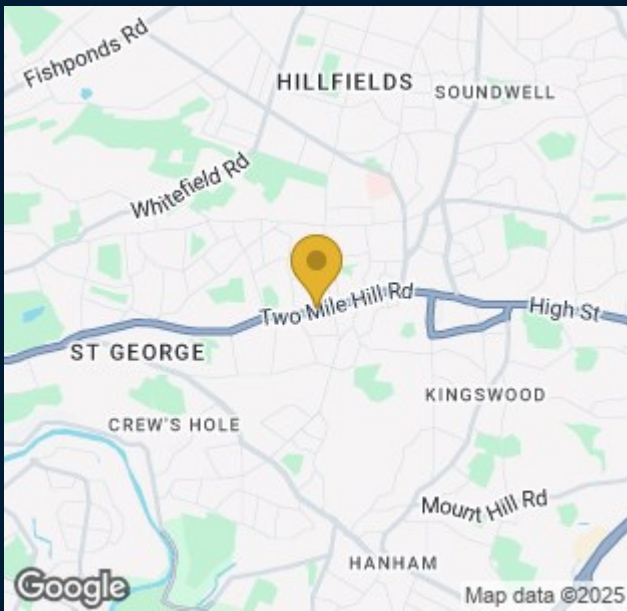
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.







Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



## GROUND FLOOR



## 1ST FLOOR



147 TWO MILE HILL ROAD

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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