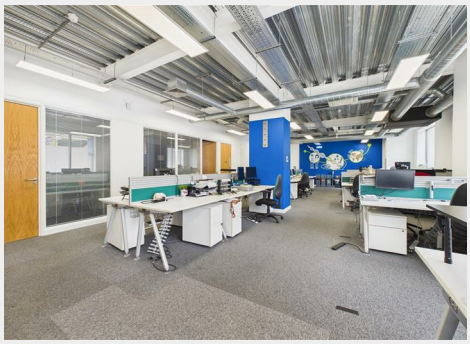
# 13 King Square Avenue, Stokes Croft, Bristol, BS2 8HU

## Auction Guide Price +++ £150,000














- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMBER LIVE ONLINE AUCTION
- LEASEHOLD COMMERCIAL UNIT
- 2227 Sq Ft | VACANT POSSESSION
- SCOPE FOR £30K INCOME | REDUCED - WAS £300K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold GROUND FLOOR OFFICE ( 2227 Sq Ft ) with VACANT POSSESSION | REDUCED PRICE - was £300,000

# 13 King Square Avenue, Stokes Croft, Bristol, BS2 8HU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Ground Floor Office, 13 King Square Avenue, Stokes Croft, Bristol BS2 8HU

Lot Number 6

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

### THE PROPERTY

A Leasehold ground floor office ( 2227 Sq Ft ) set within a five-story building with a contemporary feel featuring exposed ceilings, suspended LED lighting, and grey carpeting throughout.
The layout includes several glass partitioned meeting rooms, double glazing, and integrated floor boxes.
The space is fully climate controlled via a heating and cooling system and is supported by essential amenities, including a private kitchenette and three WC facilities, one of which is a dedicated disabled unit.

Tenure - Leasehold
EPC - B
Service Charge - Refer to Legal Pack
Ground Rent - Refer to Legal Pack
Lease length - Term of 999 years from 1st December 2005 subject to a ground rent and a service charge.

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

### THE OPPORTUNITY

VACANT OFFICE | £30k pa

The office will be offered with vacant possession for immediate occupation to suit both owner occupiers or investment.
Joint Agents Burston Cook suggest the ERV is circa £30,000 pa

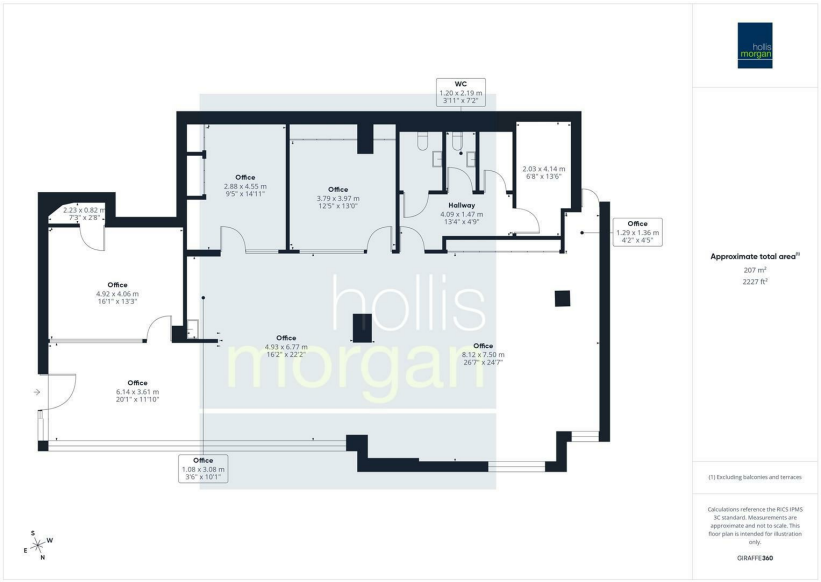
REDUCED PRICE FOR AUCTION

The property was previously listed with respected commercial agents with an asking price of £300,000 and now has a reduced guide price for sale by auction

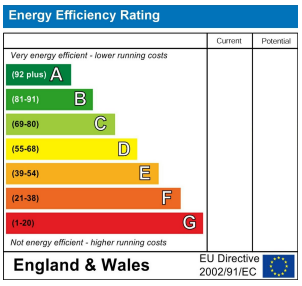
PLANNING

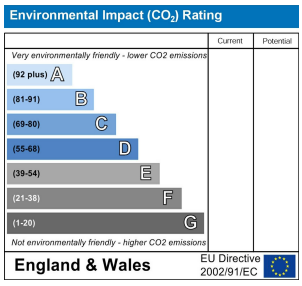
We understand the permitted use under the long lease is as A1, A2, A3 and B1 use.

## Floor plan




## EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk



Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ


## Auction Property Details Disclaimer

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