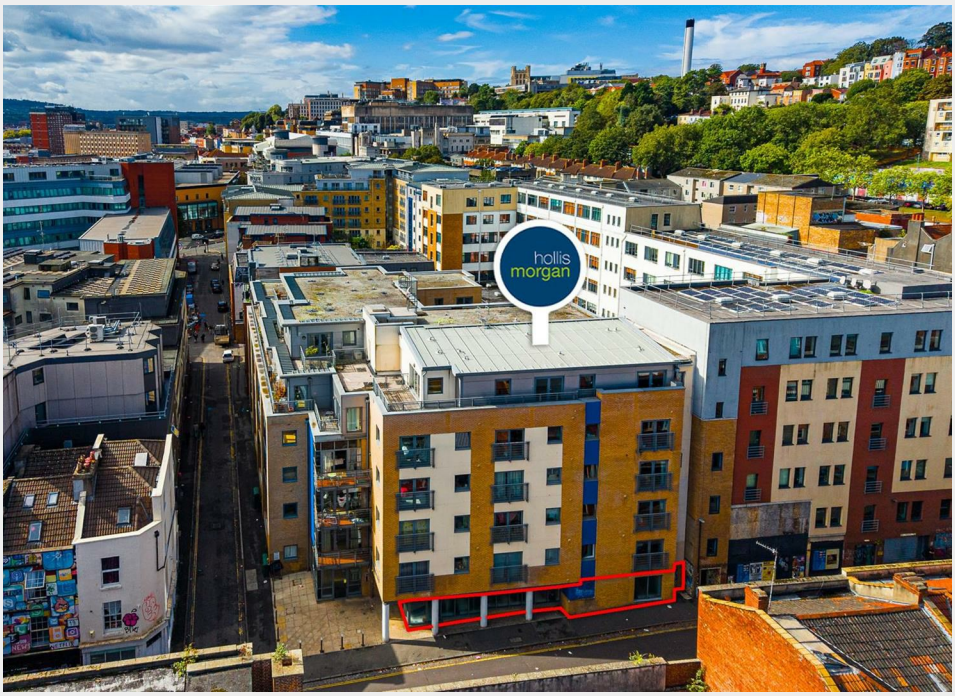
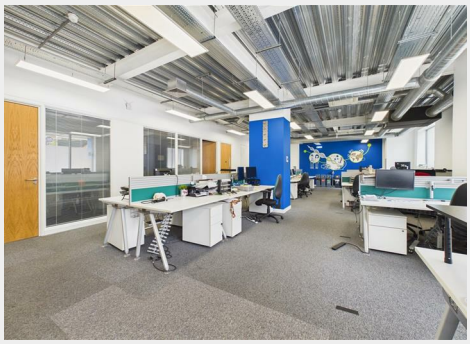
13 King Square Avenue, Stokes Croft, Bristol, BS2 8HU

Auction Guide Price +++ £200,000













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

Hollis Morgan – NOVEMBER 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 TBC

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 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.

GUIDE PRICE RANGE

The vendors have issued a guide price range of £200,000 - £250,000 for this lot.

THE PROPERTY

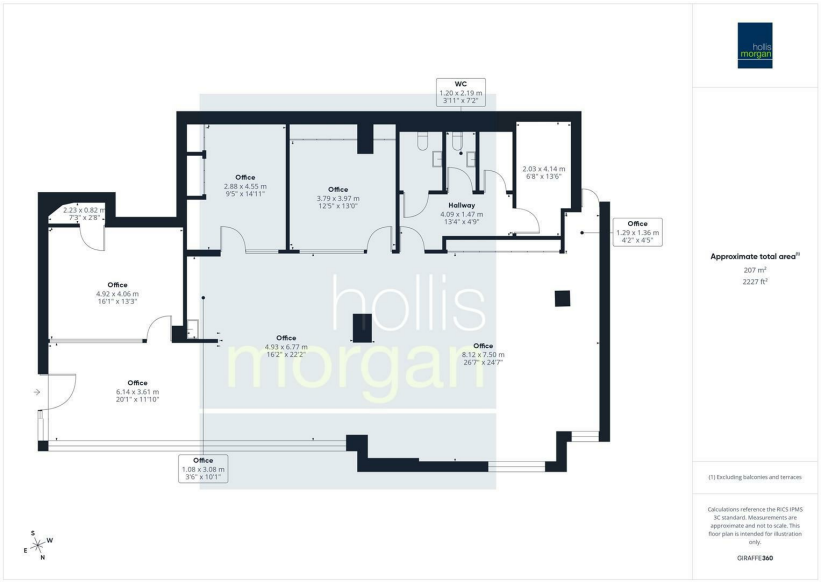
A Leasehold ground floor office (2227 Sq Ft) set within a five-story building with a contemporary feel featuring exposed ceilings, suspended LED lighting, and grey carpeting throughout.
The layout includes several glass partitioned meeting rooms, double glazing, and integrated floor boxes.
The space 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.

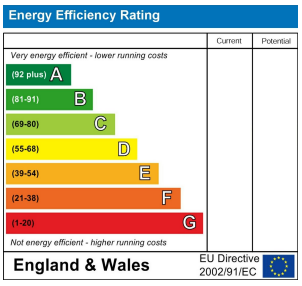
FLOORPLANS | MEASUREMENTS

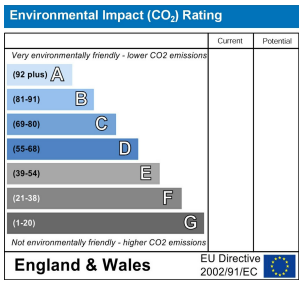
Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

Floor plan



EPC Chart





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