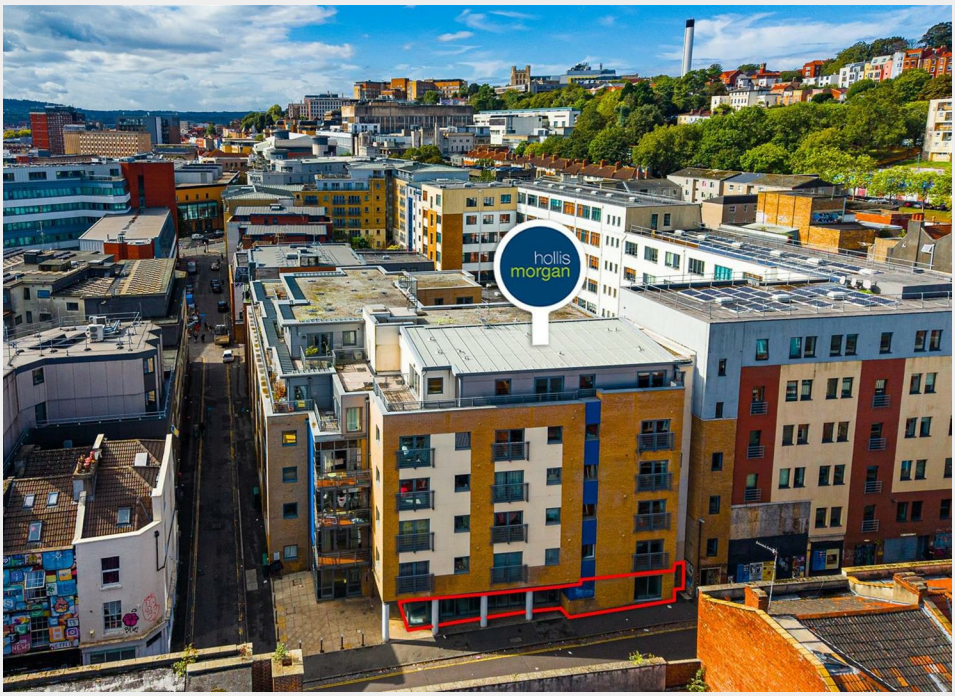
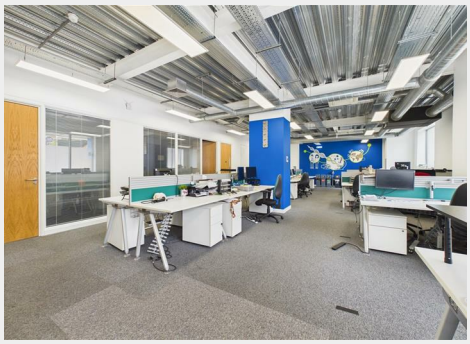
13 King Square Avenue, Stokes Croft, Bristol, BS2 8HU

Auction Guide Price +++ £200,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18th NOVEMBER
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- 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.

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

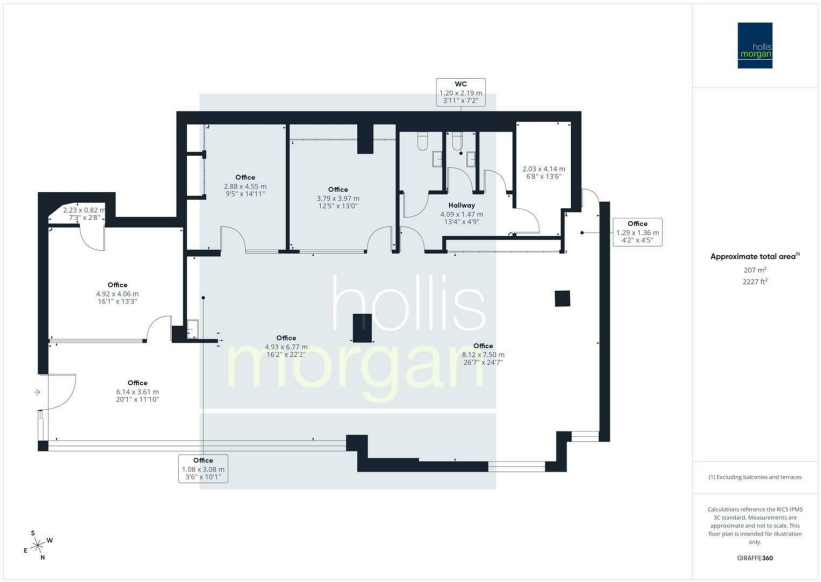
REDUCED PRICE FOR AUCTION

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

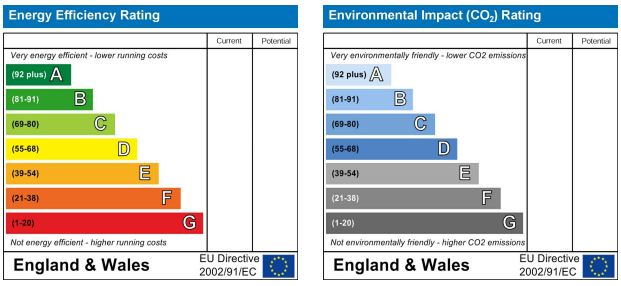
PLANNING

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

Floor plan



EPC Chart



hollis morgan

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Auction Property Details Disclaimer

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