

A RARE OPPORTUNITY TO ACQUIRE A ONE-OF-A-KIND BUILDING FULL OF POTENTIAL

279 Two Mile Hill Road, Kingswood, Bristol, BS15 1AX



- A unique freehold opportunity with retail, office and workshop accommodation.
- Benefitting from car parking for 7 vehicles on site
- Approximately 4,434 sq ft (411.93 sq m) of versatile space with vacant possession
- Prominently located, offering development potential
- Suitable for a variety of different uses (STP)
- Perfect for an owner occupier requiring warehousing space on site

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property occupies a prominent position fronting onto Two Mile Hill Road which serves the residential suburbs of Kingswood, situated 5 miles to the east of Bristol city centre. With extremely high levels of passing vehicle traffic and ample footfall. The site is just a few minutes from the A4174 Bristol Ring Road and a few minutes from the Bristol to Bath cycle path.

DESCRIPTION

An exceptional opportunity for a unique premises comprising a ground floor and first floor office unit with a workshop and yard area to the rear.

To the front there is a glazed retail frontage leading into the sales space which is currently used as an office equipped with W.C. facilities and staff kitchen. Side access leads into the ‘main’ entrance which offers an open plan reception, with a separate office, W.C. provisions and stores. To the rear are further offices and a large open plan workshop. The workshop has a single roller shutter which is 3.07m wide by 2.73m high.

To the first floor are various offices, a large bright meeting room, welfare space and WCs. The property carries carpeted floors and suspended ceilings throughout and has been fitted with alarms and CCTV. Services include water, electricity, air-conditioning and a wet central heating system.

CAR PARKING

The property has a ample on sight parking which is generally not offered within this area. There is space for one vehicle to the front of the premises and space for six vehicles to the rear of the workshop.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

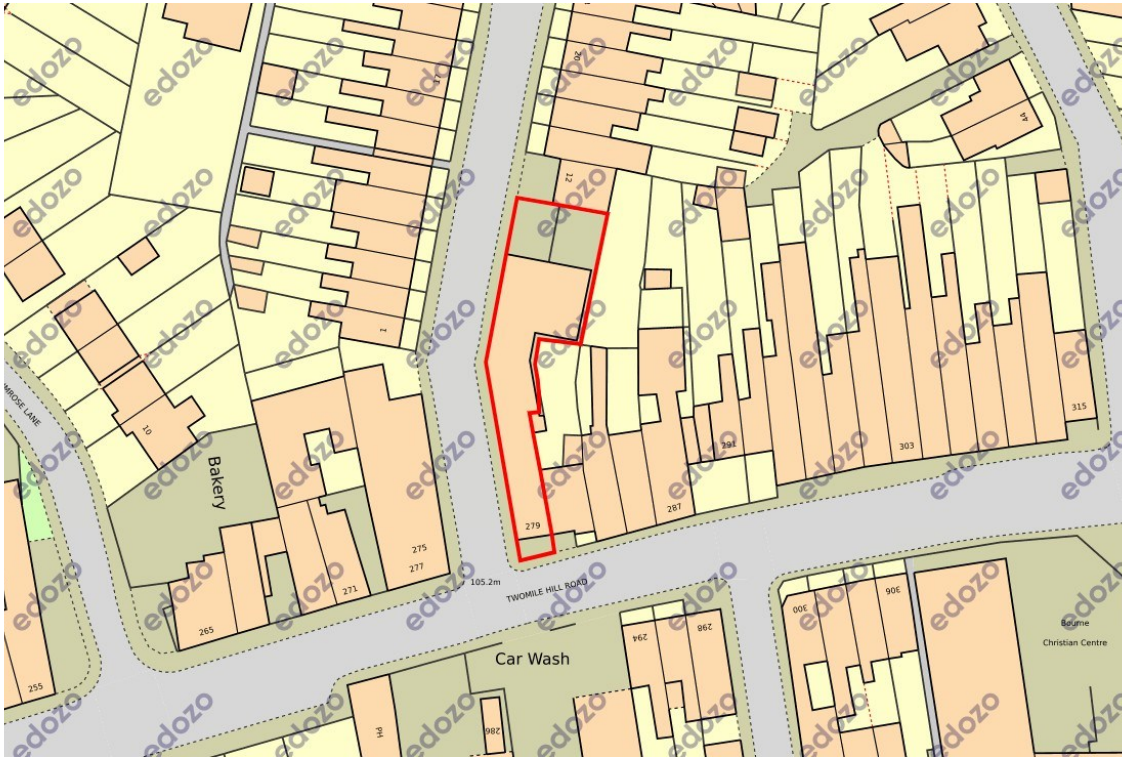
Area	Sq ft	Sq m
Ground Floor	3,025	281.06
Workshop	543	50.47
First Floor	866	80.41
TOTAL	4,434	411.94

PRICE

Price on Application.

TENURE

The freehold of the property is available to purchase with vacant possession.





VAT

We have been advised that the property is not elected for VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £27,250 for the year 2024/2025.

EPC

The property has an energy performance rating of C (63).

PLANNING

The property is currently in use as offices under Use Class E. *All parties are advised to make their own enquiries.*

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

June 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

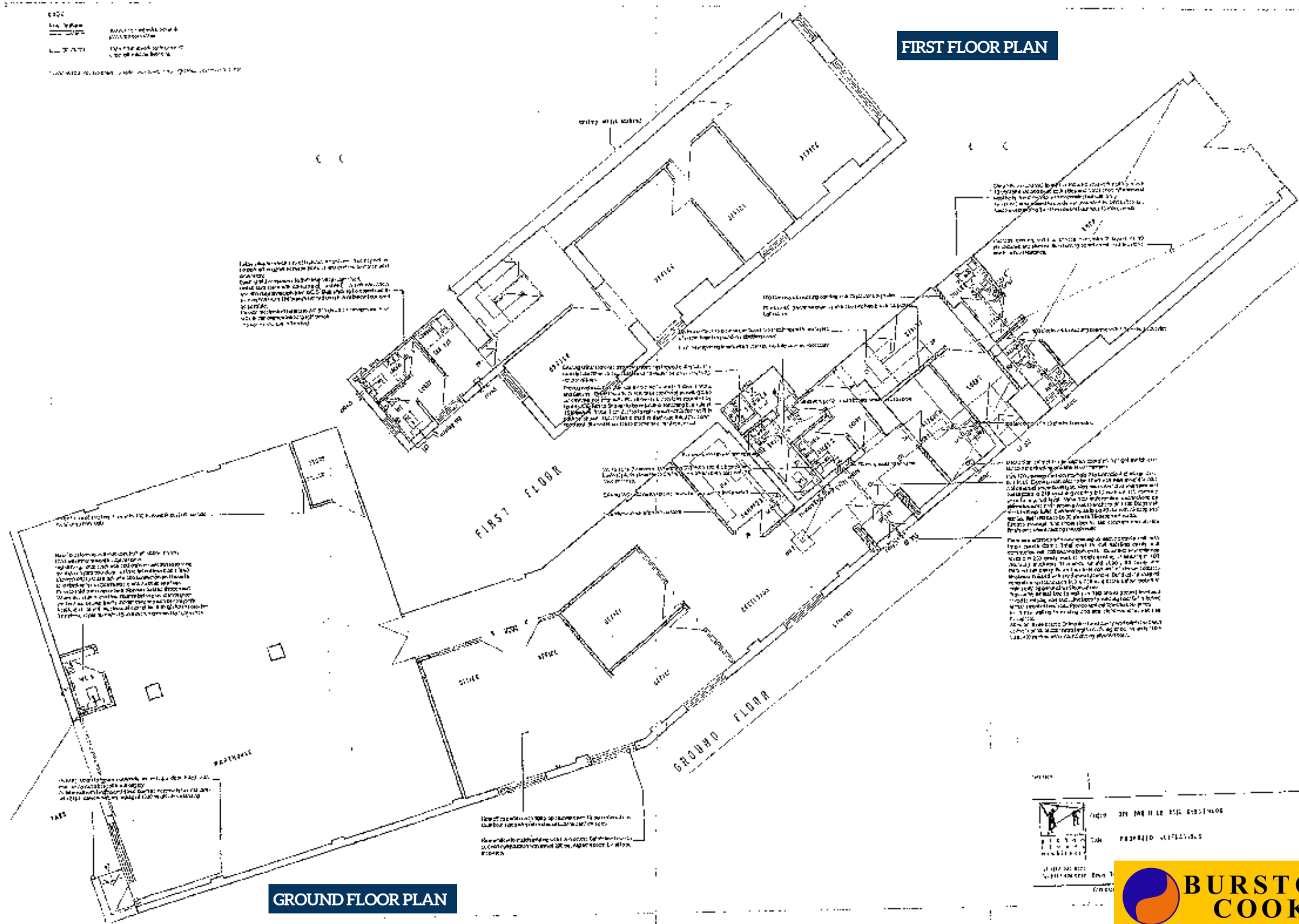
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



1. To show the layout of the building and its various parts.
 2. To show the location of the building on the site.
 3. To show the surrounding area and its features.

FIRST FLOOR PLAN



GROUND FLOOR PLAN



1. To show the layout of the building and its various parts.
 2. To show the location of the building on the site.
 3. To show the surrounding area and its features.



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