

“CLASS E” UNIT ON TWO MILE HILL ROAD –TO LET

204 Two Mile Hill Road, Kingswood, Bristol, BS15 1BA



- Fantastic location on Two Mile Hill Road with exceptional visibility and high volumes of passing vehicle traffic
- Front parking court for 4+ vehicles
- Approx. 1,089 sq. ft (101.16 sq. m)
- Quoting £18,500 per annum, exclusive
- Class E use—suitable for retail or office use with additional rear stores

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.

www.burstoncook.co.uk

 **BURSTON
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

The property is set over ground floor offering sales space, rear offices, kitchenette and welfare space, and two W.C's. There are two rear stores and ample bin and bike stores to as well as rear access. To the front of the property is a front parking court with space for 4+ cars. Services include electricity and water, and security roller shutters are fitted.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	829	77.03
Rear Stores	260	24.13
Total	1,089	101.16

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

QUOTING RENT

Quoting £18,500 per annum, exclusive.

USE

We understand the property benefits from its existing use as a retail/office within Use Class E.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property a rateable value of £6,000 from 1st April 2026.

N.B Tenants are likely to qualify for full business rates relief subject to their application with the VOA.

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 contract 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 should satisfy themselves as to the fitness of such items for their requirements.

EPC

An EPC can be made available upon request.

VAT

All prices are exclusive of VAT if applicable.

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

FAO: Charlotte Bjoroy

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2026

