



TO LET



RETAIL PROPERTY TO
LET ON POPULAR
RETAIL RANK



SIZE (NIA)
1,089 sq ft
101.16 sq m

£ QUOTING RENT
£18,500 pax



THE OPPORTUNITY

- Popular 'Class E' premises located on Two Mile Hill Road
- Benefitting from a large front forecourt with space for 6+ cars, and rear garages
- Approximately 1,089 sq ft (101.16 sq m) NIA
- Quoting £18,500 per annum, exclusive.

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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	829	77.03
REAR STORES/GARAGES	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 with the landlord.

RENT

Quoting £18,500 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation as of April 2026:

Rateable Value: £6,000

Rates Payable: £2,292

N.B All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an Energy Performance rating of C (51).

LEGAL FEES

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

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.



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
MAY 2026



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