



TO LET



RETAIL PROPERTY TO  
LET ON POPULAR  
RETAIL RANK



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



QUOTING RENT  
Rent on application



### 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 rent on application.

### 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 (6<sup>th</sup> edition): -

| AREA                | SQ FT        | SQ M          |
|---------------------|--------------|---------------|
| GROUND FLOOR        | 829          | 77.03         |
| REAR STORES/GARAGES | 260          | 24.13         |
| <b>TOTAL</b>        | <b>1,089</b> | <b>101.16</b> |

### 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 rent on application.

### 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, Burstons 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 Burstons Cook expertise and accordingly Burstons 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**



#### **CONTACT**

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