

# CITY CENTRE GROUND FLOOR OFFICE SUITE—FOR SALE

Ground Floor, 13 King Square Avenue, Bristol, BS2 8HU



- Ground floor, lock up unit available to purchase
- Approximate NIA of 1,714 sq ft (159.1 sq m)
- Effective freehold (999 year long leasehold) offered for sale
- Located at the gateway to the vibrant Stokes Croft area of Bristol
- Sold with vacant possession
- Potential for a wide range of commercial uses



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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## LOCATION

King Square Avenue occupies a prime location at the gateway to the vibrant Stokes Croft district. This central setting ensures exceptional accessibility. The property is situated within a short walk of the Bristol Bus & Coach Station and is approximately one mile from Bristol Temple Meads. Just moments away, the extensive retail and leisure facilities of Cabot Circus and Broadmead provide a wide array of shops, banks, and restaurants within easy reach.

## DESCRIPTION

This ground floor office suite is set within a five-story building and internally offers a contemporary feel with 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.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal area of 1,714 sq ft (159.1 sq m).

## TENURE

The long leasehold interest in this property is for sale. This leasehold is for a term of 999 years from 1st December 2005 subject to a ground rent and a service charge.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:-

Rateable Value (2026):	£25,000
Rates Payable (2026/2027):	£10,800

*Interested parties are advised to make their own enquiries direct with Bristol City Council to verify this.*

## PRICE

Guide price ~ £300,000

## VAT

The building is not elected for VAT.

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## EPC

Rating—B (31).

## PLANNING

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

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## Burston Cook

FAO: Finola Ingham FRICS  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

May 2026

## 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.

## 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.

