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# ***FOR SALE or TO LET***

***Ground floor unit with planning consent for A1, A2, A3 retail uses and B1 offices***

***APPROX 2,074 sq ft (192.7 sq m)***

***QUOTING PRICE REDUCED TO £175,000***



***King Square Avenue***  
***BRISTOL***  
***BS2 8HU***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**King Square Avenue  
Bristol BS2 8HU**

- Location:** The property, which forms part of a new mixed use development, is located at the junction of King Square Avenue and Charles Street, just off the A38 Cheltenham Road in central Bristol. This is an area of mixed residential, retail and business uses with a large student population in close proximity to the Bus Station, BRI Hospital and the prime retail area of Broadmead and its new Cabot Circus Development.
- Description:** The development comprises 66 residential flats on the ground and upper floors plus the subject property. The unit has a frontage to King Square Avenue and planning consent for A1, A2, A3 retail uses and B1 offices. The premises are in shell condition except for a small section that was used as the marketing suite for the residential units.
- Accommodation:** The unit has an approximate gross internal floor area of 2074 sqft or 192.7 sqm
- Terms:** The property is held on a 999 year lease from 1<sup>st</sup> December 2005 at a ground rent of £500 per annum increasing by £500 per annum every 25 years. The lease is essentially full repairing and insuring by way of a service charge.
- Price:** Offers are invited in the region of £175,000.00 plus Vat for the long leasehold interest.
- Rates:** The property is not listed on the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)). Interested parties should make their own enquiries of the local billing Authority, Bristol City Council on 0117 922 2000, to ascertain exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.
- Legal Costs:** The in-going tenant will be responsible for our client's reasonable legal costs in connection with this transaction.
- Viewing:** Strictly by appointment with joint sole agents.

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**PLEASE NOTE THE FOLLOWING:**

1. All measurements, areas and distances are approximate
2. Any rent or price quoted is exclusive of VAT where applicable.