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KING SQUARE
BRISTOL BS2 8JN

An exceptional opportunity to acquire a prominent freehold property
in the heart of Bristol's vibrant Stokes Croft district.

To be sold with vacant possession.


david charles
property consultants

 BURSTON
COOK



Building highlights

- ❑ **Freehold with Vacant Possession** – offering a rare opportunity to acquire outright ownership in a central Bristol location.
- ❑ **Potential for Alternative Commercial Uses (STP)** – suitable for offices, medical, leisure, education, or other commercial uses.
- ❑ **Residential Development Potential (STP)** – opportunity to convert to residential use subject to planning.
- ❑ **Prominent Corner Position** – fronting onto King Square with strong visibility and presence.
- ❑ **Substantial Accommodation** – approx. NIA of 5,910 sq ft (549 sq m) arranged over basement, ground, first and second floors.
- ❑ **Flexible Layout** – currently fitted out for educational use (recording/rehearsal studios and offices) but adaptable to open-plan accommodation.



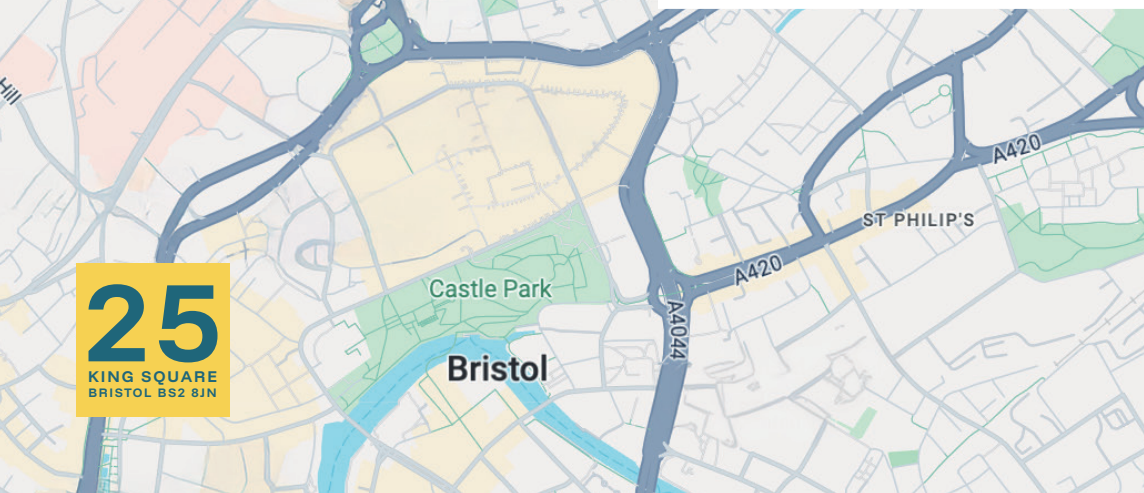
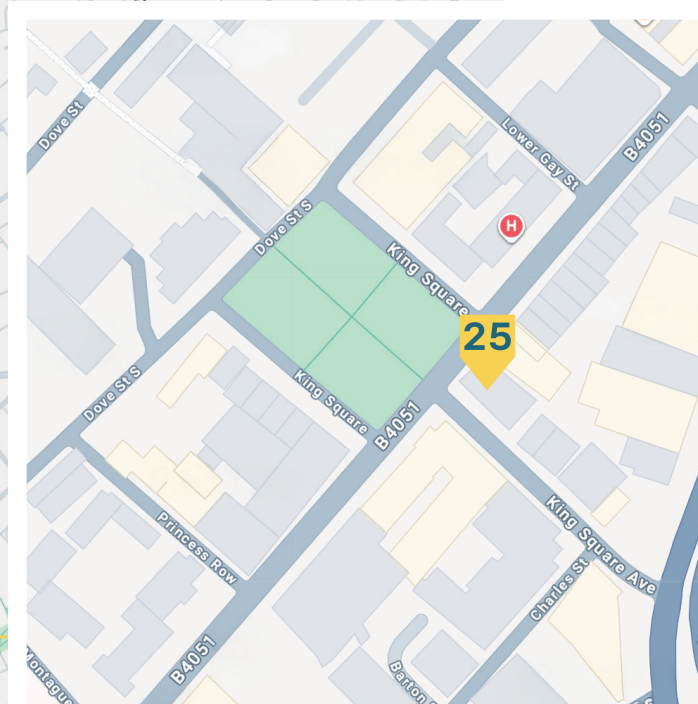


Location

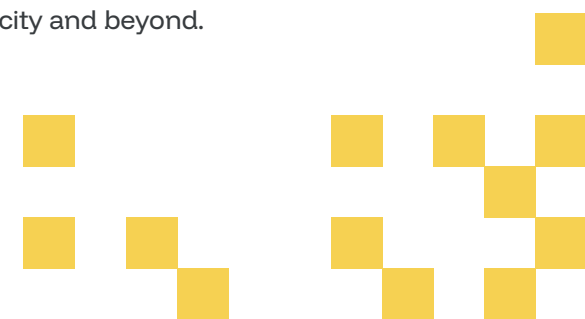
King Square is conveniently located near a variety of local amenities and situated in the lively Stokes Croft area, just a short walk from an array of independent cafes, restaurants and shops that give the neighbourhood its unique eclectic vibe. King Square is also close to the Bristol shopping quarter, offering a wide range of retail options from high street brands to boutique stores.

The property overlooks King Square which is a charming, public space nestled in the heart of the city and is within easy walking distance of Bristol Shopping Quarter and the city centre, offering access to a wide range of retail, leisure and cultural amenities. The Bristol Bus & Coach Station is nearby, providing strong regional connections, while Bristol Temple Meads railway station is just over a mile away, offering regular services to London, Birmingham, Cardiff and the wider national rail network.

The location also benefits from excellent local bus routes, cycle paths and road links via the M32 to the M4 and M5 motorways, ensuring convenient access across the city and beyond.



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The Building

The property comprises a substantial corner building fronting King Square providing accommodation over basement, ground, first and second floors, (the basement is used as a services room and stores).

Internally the building is fitted to a good standard for its existing educational use as recording studios, rehearsal rooms and ancillary offices.

Externally there is a small area of parking/hardstanding for approx. 1 car.

Floor Areas

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

Ground Floor	1,741 sq ft	(161.7 sq m)
First Floor	1,623 sq ft	(150.7 sq m)
Second Floor	1,998 sq ft	(185.6 sq m)
Basement	548 sq ft	(51 sq m)
Total	5,910 sq ft	(549 sq m)





Tenure

The property is held freehold – Title no: AV45795

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Planning

Currently in use as education/recording studio use (previously Use Class D1), with future potential for other alternative commercial or residential uses (STP).

Planning Application reference number:
07/03923/F

EPC

The property has an Energy Performance rating of E (109).

VAT

The property is not elected for VAT.

Proposal

We are instructed to invite offers for the freehold interest with vacant possession.

Price

On application.

All offers will be considered by the Vendors. Please note the vendors will be under no obligation to accept any offer or the highest offer. The vendor reserves the right to negotiate with any bidder or withdraw from the sale process at their sole discretion.

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Contact

Should you require any further information please contact the joint agents:

Burston Cook

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Viewings

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupants.



Money Laundering

Money Laundering Regulations require DCPC Commercial Agency and/or Burston Cook to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.

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