



25 King Square

Bristol, BS2 8JN

**An exceptional opportunity
to acquire a freehold
education building in the
heart of Bristol.**

5,910 sq ft

(549.06 sq m)

- Freehold with vacant possession
- Potential for Alternative Uses or Residential Development / Conversion (STP)
- F1 (education) planning consent

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Summary

Available Size	5,910 sq ft
Price	Offers in the region of £1,250,000
Rates Payable	£3.61 per sq ft
Rateable Value	£42,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

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.

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 a charming, public pace 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.

Accommodation

The accommodation comprises the following areas:

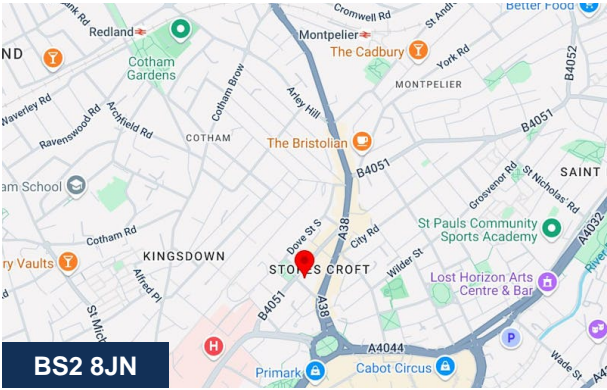
Name	sq ft	sq m	Availability
Basement	548	50.91	Available
Ground	1,741	161.74	Available
1st	1,623	150.78	Available
2nd	1,998	185.62	Available
Total	5,910	549.05	

Tenure

The property is held freehold – Title no: AV45795

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



Viewing & Further Information



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