

## 361 Two Mile Hill Road, Kingswood, Bristol, BS15 1AF

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE PROPERTY
- RETAIL UNIT | SCOPE FOR 1 BED FLAT
- EXISTING 2 BED FLAT WITH ROOF TERRACE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A prominent FREEHOLD MIXED USE OPPORTUNITY ( 1938 Sq Ft ) scope for additional 1 BED FLAT stc | PARKING to rear | REDUCED - previously £400K

# 361 Two Mile Hill Road, Kingswood, Bristol, BS15 1AF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 361 Two Mile Hill Road, Kingswood, Bristol BS15 1AF

Lot Number 55

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Freehold mixed use property occupying a prominent trading position in the heart of Kingswood. The property has accommodation ( 1938 Sq Ft ) arranged over two floors plus a converted attic and is arranged as a self contained retail unit and first floor flat. The parking space is in the rear shared courtyard - refer to online legal pack. Sold with vacant possession.

Ground Floor - Self Contained Retail Unit | Trading Area | Ancillary to rear  
First Floor - Self contained 2 bedroom flat with Roof Terrace | Converted Attic Space | Parking Space to rear.

Tenure - Freehold  
Council Tax - A  
EPC - Flat E | Commercial D

### THE OPPORTUNITY

#### MIXED USE OPPORTUNITY

This large 1938 Sq Ft property has a range of potential opportunities including.

#### ADDITIONAL 1 BED FLAT ON GROUND FLOOR

Planning was previously sought to create a self contained one bedroom flat at the rear of the property - please refer to proposed scheme in the images section.

Whilst ultimately planning was refused ( see planning history in schedule ) we understand the concept is not contentious and subject to a new planning application there is genuine scope for a successful consent.

Subject to consents.

#### EXTRA BEDROOM ON EXISTING FLAT

The existing two bedroom flat has scope to create a 3rd bedroom in the lounge area.

The attic space also has scope for additional accommodation.

All subject to gaining the necessary consents.

Please refer to independent rental appraisal

#### COMMERCIAL INCOME

The retail area has an excellent trading position - Burston Cook have suggested the potential income would be £12,500 pa

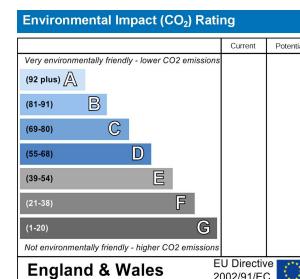
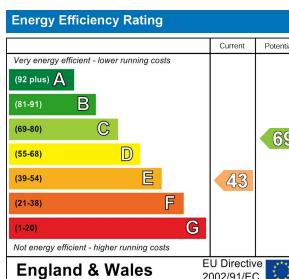
#### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents for £400,000 and is now offered with a reduced guide price for a sale by live online auction

## Floor plan



## EPC Chart



estate agents | auctioneers

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.