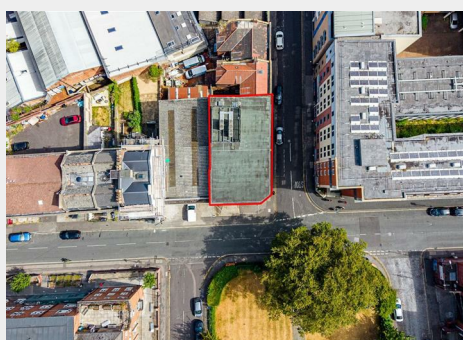
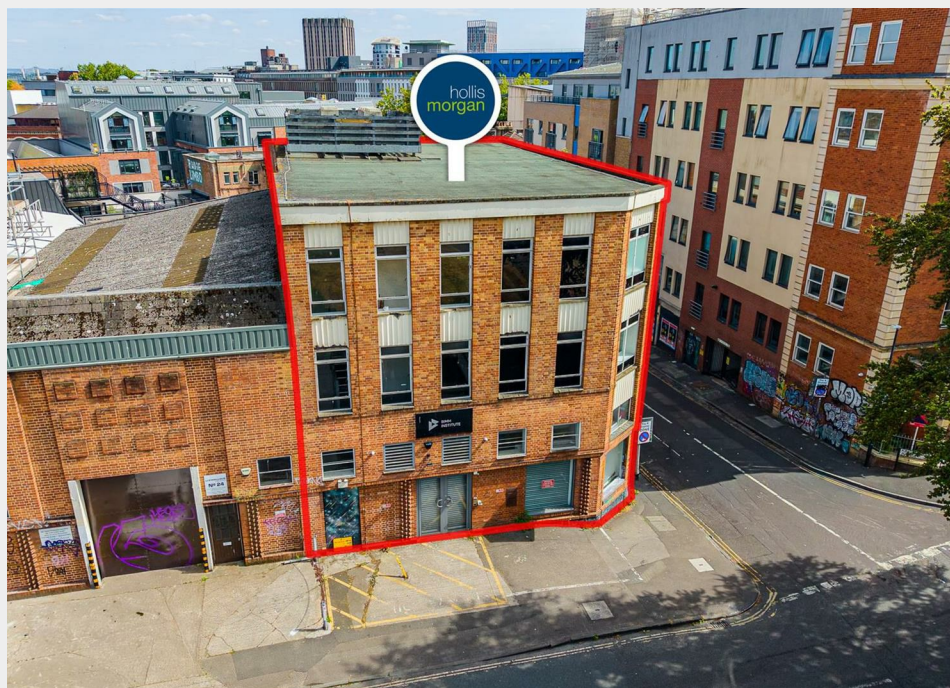


25 King Square, Stokes Croft, Bristol, BS2 8JN

Auction Guide Price +++ £675,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL PROPERTY
- REDUCED - WAS £1.25M
- INVESTMENT | DEVELOPMENT stp
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold CORNER COMMERCIAL PROPERTY (6665 Sq Ft) with scope for INVESTMENT | DEVELOPMENT in this central location (stp)

25 King Square, Stokes Croft, Bristol, BS2 8JN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 25 King Square, Stokes Croft, Bristol BS2 8JN

Lot Number 16

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

JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

THE PROPERTY

A Freehold commercial property occupying a prominent position on this historic square.
The accommodation (6665 Sq Ft) is arranged over 3 floors plus a basement with flexible space having most recently been used as an education | recording studio (Previously Use Class D1 now F1 | Planning Ref 07/03923/F) but was previously offices and is now offered with vacant possession.

Tenure - Freehold

Title - AV45795

EPC - E

THE OPPORTUNITY

COMMERCIAL INVESTMENT | OWNER OCCUPIER

The property would suit owner occupiers and investors seeking a commercial property in this central location.
Joint Agents Burston Cook have suggested a potential rental income of £15.00 per Sq Ft (not including basement)

RESIDENTIAL DEVELOPMENT

This large property has scope for a range of residential developments including apartments and the student sector.
We understand no planning of this nature has been recently sought.

REDUCED PRICE FOR AUCTION

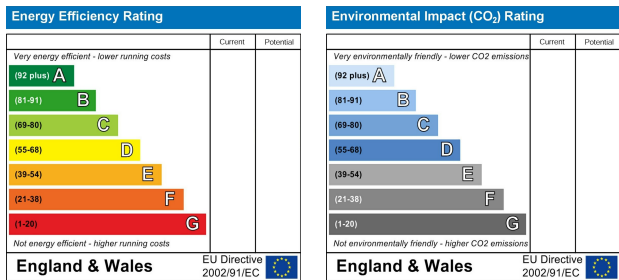
The property was previously listed with commercial agents with an original asking price of £1.25m and more recently £1.050m - now with a reduced guide price for sale by auction.

*All subject to gaining the necessary consents

Floor plan



EPC Chart



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Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.