

MAGGS & ALLEN

15-17 HIGH STREET
KINGSWOOD, BRISTOL, BS15 4AA

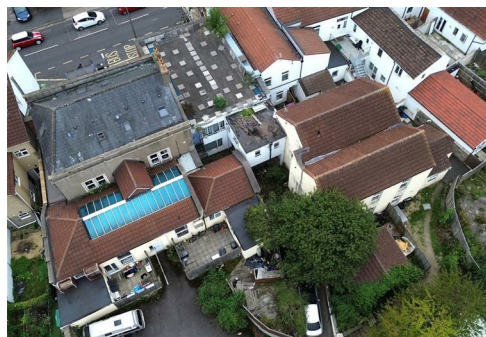
Guide Price: £185,000+

- 15 October LIVE ONLINE AUCTION
- Substantial two-storey commercial premises
- Potential for residential conversion of the first floor, subject to consents
- Rear access and parking
- Sold with vacant possession
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our LIVE Online Auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SUBSTANTIAL COMMERCIAL PREMISES WITH SCOPE FOR REDEVELOPMENT

DESCRIPTION

A substantial two-storey commercial premises (approx. 1,964 ft²) arranged as a ground floor retail unit with office space/ancillary storage above. The first floor offers potential for conversion to one or two residential flats, subject to obtaining the necessary planning consents.

The property is in need of refurbishment and benefits from rear access and off-street parking.

A superb investment/development opportunity, situated in a prime position on the High Street in Kingswood.

LOCATION

The property occupies a prominent position on High Street in the established commercial centre of Kingswood, an increasingly popular suburb approximately 5 miles east of Bristol city centre.

The property is well placed for access to the surrounding residential catchment, with Kingswood's main shopping and community facilities close by, including Kings Chase Shopping Centre and Kingswood Civic Centre. The area is also well served by public transport, while the A4174 Ring Road provides convenient access to Bristol, the M4 and wider regional road network.

The established nature of High Street, together with its prominent town-centre position and surrounding mix of commercial and residential uses, makes the property well suited to investors seeking a centrally located commercial asset with potential appeal to a range of occupiers.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

TENURE

Please refer to the auction legal pack for confirmation.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

AERIAL IMAGES

The aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

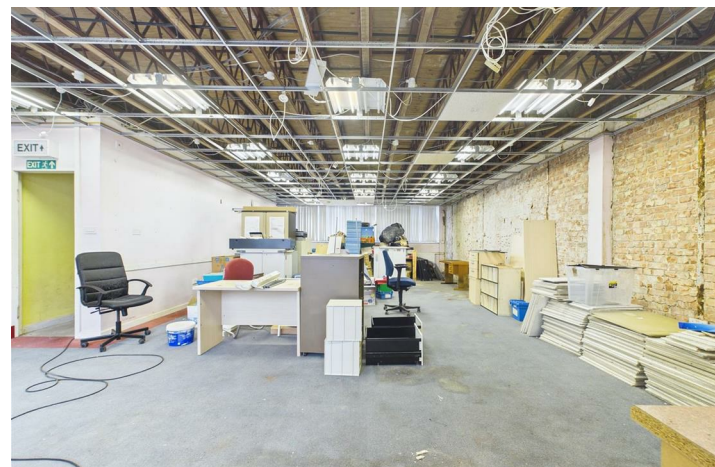
PRELIMINARY DEPOSITS

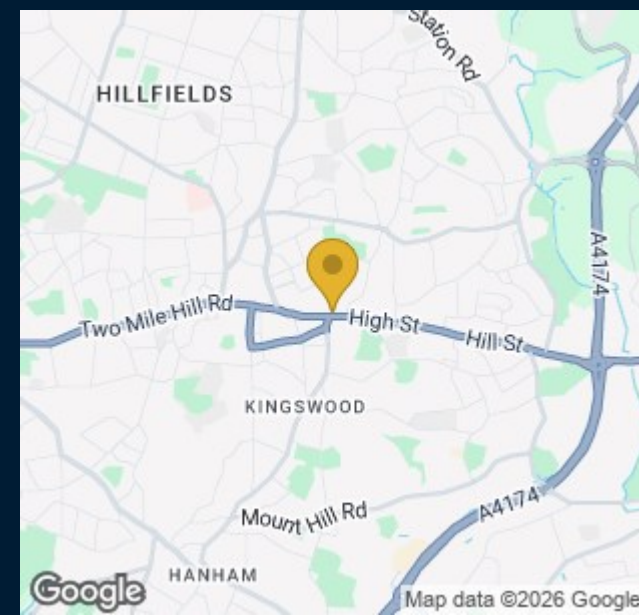
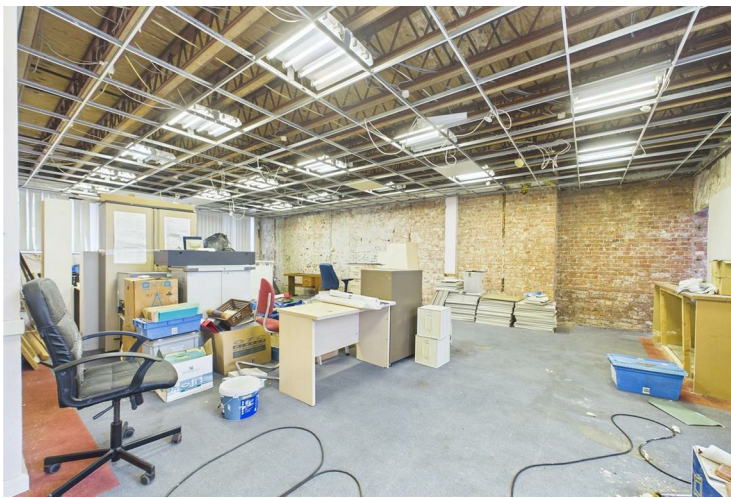
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

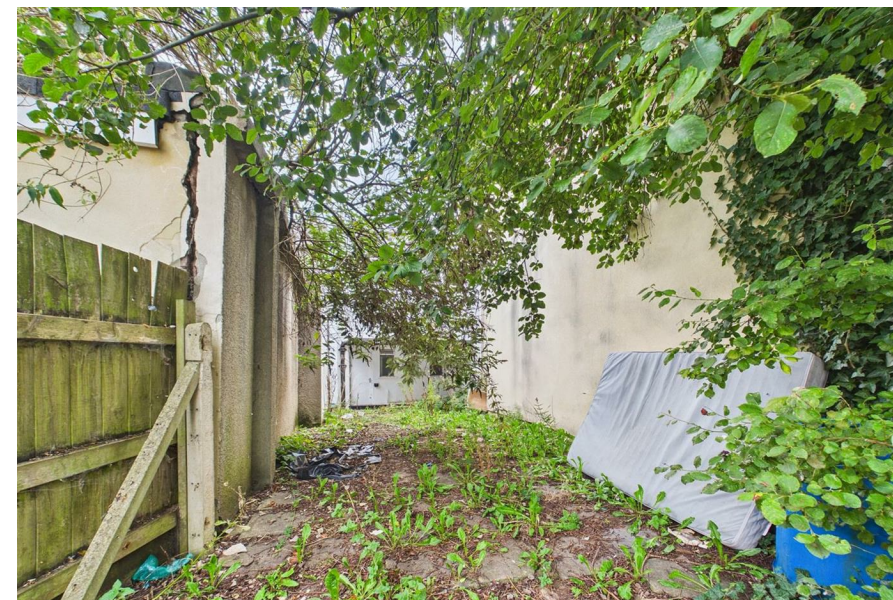
RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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