

# PETROL FORECOURT TO LET / FOR SALE IN BRISTOL

**KINGSWESTON SERVICE STATION, 82-84  
KINGSWESTON AVENUE, BRISTOL, BS11 0AJ**

**\*SUBJECT TO VACANT POSSESSION ON 31<sup>st</sup>  
MARCH 2026\***

**Pop-In**  
Daily

**Kingsweston**

Proud to stock **Go**

- Sandwiches
- Beers & Wines
- Coffee
- Food To Go
- Essentials

**Open Late**



**Unleaded**  
137.9

**Diesel**  
145.9

**Pop-In**  
Daily

**Off Licence**

**Cheaper Than Tesco!**

More than 30 products cheaper daily Pop-In





### Location:

A rare opportunity to acquire a well-positioned petrol filling station located on Kingsweston Avenue, a key arterial route in North West Bristol. The site benefits from high visibility, strong passing traffic, and proximity to residential catchments and industrial estates.

- Established forecourt with canopy and multiple fuel pumps.
- Convenience retail unit with potential for refurbishment or rebranding.
- Generous plot size with scope for EV charging bays or expansion.
- Excellent frontage and access from Kingsweston Avenue.
- Well located near Avonmouth, Shirehampton, and M5 junctions.
- Suitable for fuel retail, EV charging, or other roadside retail uses.

### Accommodation:

The convenience store is arranged over a Ground Floor only and has the following approximate net internal areas:

**Ground Floor:** 1,250 sq. ft. (116.13 m<sup>2</sup>)

**Site Area:** 0.4 acres

### Use:

The premises benefits from Sui Generis planning consent.

### Price:

Upon Application.

### Legal Costs:

Each party to bear their own legal costs.

### Lease:

The premises are available by way of a new lease for a term to be agreed. Freehold offers considered

### Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

### Legal Costs:

Each party to bear their own legal costs.

### Viewings:

Please contact:

**Paul Jenkins**

**paul@jenkinslaw.co.uk / 020 7440 1840**

**Kyle McGuire**

**kyle@jenkinslaw.co.uk / 020 7440 1840**

