



26B HIGH STREET  
THORNBURY, BRISTOL, BS35 2AH

Auction Guide £230,000+

- 25 July LIVE ONLINE AUCTION
- Spacious first and second floor maisonette - over 2,000 sq ft
- Informally arranged as a large maisonette and a studio flat
- Immaculately presented accommodation throughout
- Potential rental income of circa £39,000 PA
- 8-Week Completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



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#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 July 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

A WELL PRESENTED ONE-BEDROOM STUDIO AND TWO/ THREE-BEDROOM MAISONETTE IN THE HEART OF THORNBURY

#### DESCRIPTION

A well-presented and incredibly spacious apartment measuring over 2,000 sq ft, situated on the first and second floors of a Grade II listed period building in the heart of the popular market town of Thornbury. The versatile accommodation is currently arranged to provide a generous 2/3-bedroom home with a separate studio flat to the rear, with its own kitchen and shower room. The property was previously arranged as a 5-bedroom HMO and has been completely refurbished and reconfigured to its present arrangement by the current owners. A wealth of period features have been retained including fireplaces, unique wooden beams and sash windows. The property presents a superb opportunity for owner occupiers/investors and offers a potential rental income in the region of £39,000 per annum if returned to an HMO use.

#### LOCATION

The flat is situated on Thornbury High Street, a vibrant and popular market town on the northern fringes of Bristol. Thornbury High Street is on the doorstep and offers a wide range of cafes, restaurants and shopping outlets whilst a plethora of sporting and leisure facilities such as golf courses, tennis clubs and a swimming pool are all within easy reach. There are excellent road links to Cribbs Causeway, the motorway network and Bristol via the A38. In the immediate locality there are good state and independent schools, primary and secondary and these include The Castle School and Marlwood as well as Tockington Manor.

#### ACCOMMODATION

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

#### MAISONETTE

The maisonette comprises a hallway, kitchen/diner, sitting room, 2-3 bedrooms and a utility room.

#### STUDIO

The rear studio flat comprises a spacious living room/bedroom with a separate kitchen and shower room.

#### TENURE

The property is for sale on the residue of a 999 year lease from 31st January 2003.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

#### 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](mailto: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](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 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.

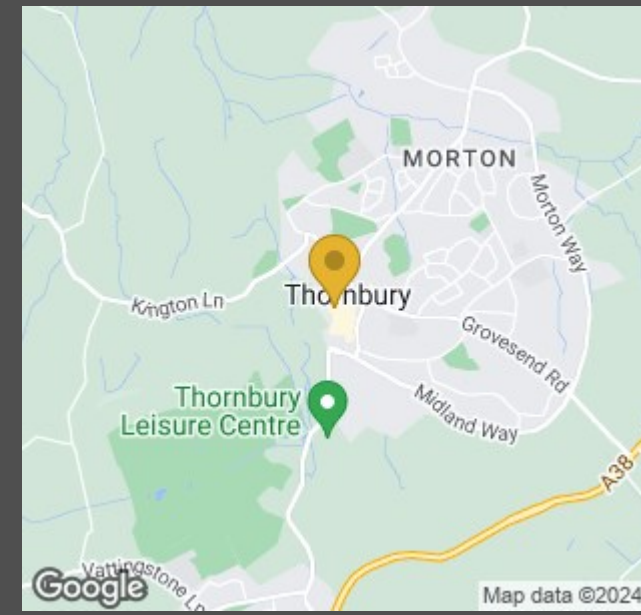
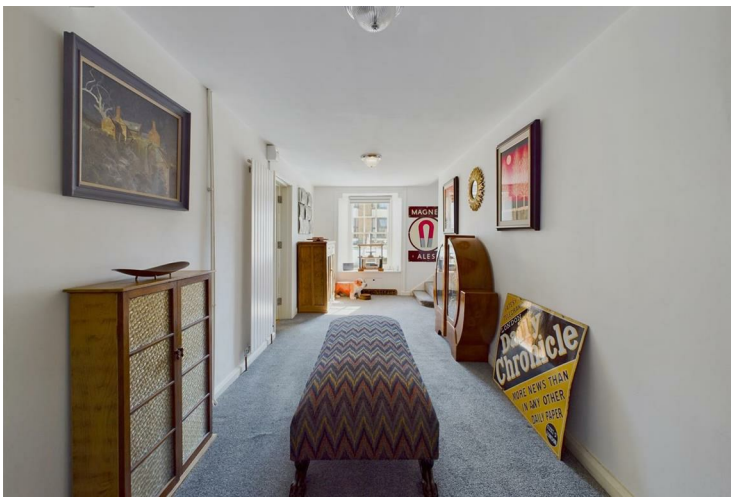
#### RESERVE PRICE

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

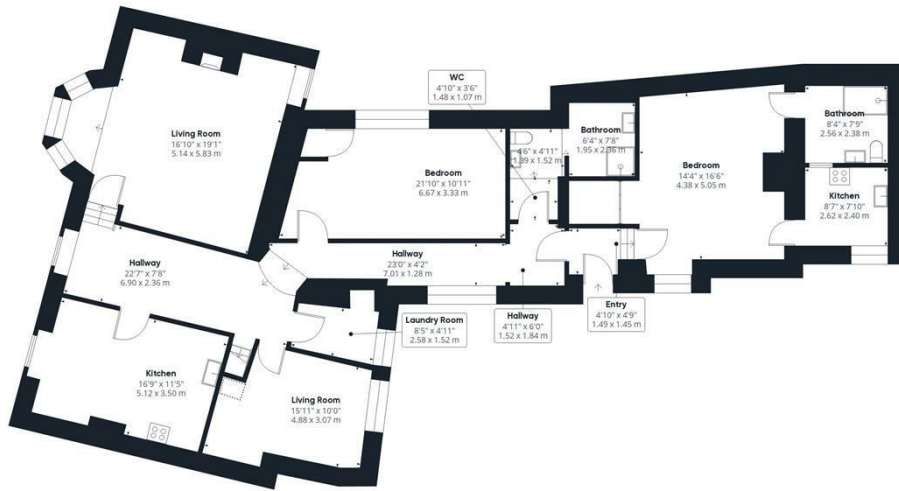
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.



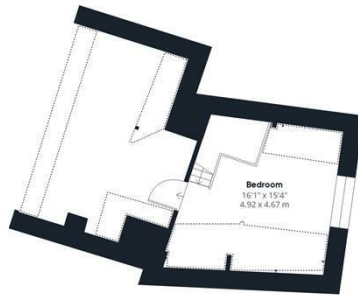


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.





Ground Floor



Approximate total area<sup>(1)</sup>

2000.05 ft<sup>2</sup>  
185.81 m<sup>2</sup>

Reduced headroom

88.7 ft<sup>2</sup>  
8.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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