



44 High Street, Chipping Sodbury, Bristol BS37 6AH

Mixed-use Highstreet retail and residential investment opportunity with the option to take on the existing Butchery business with income producing flat above.

Guide Price £480,000

Freehold



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- Grade II listed, three storey mixed used investment opportunity.
- Significant scope to increase rental income.
- Ground Floor shop currently run as successful butchery and extending to 912sqft (84.7sqm)
- First Floor flat currently producing £950 per calendar month and extending to 1,741 sqft (161.7sqm)
- For sale by Private Treaty
- Guide Price £480,000

Viewing strictly by appointment through
Symonds and Sampson Devizes Office on
01380 710535





The Property

Available for the first time in over thirty years is this attractive Grade II listed, end terrace, mixed use retail and residential property. The property is set over three floors with front and rear access with 912 sqft of retail on the ground floor and a further 1,741sqft of residential above.

The ground floor retail unit is currently run by the owner trading as 'Artingstalls Family Butchers'. Artingstalls has been trading from the high street for over 130 years and by the current owner for the last thirty years. The ground floor shop extends to 912sqft and has retail frontage onto the high street and is internally fitted out with display units, preparation areas, fridges, kitchens and W.C. There is free parking available on the high street directly in front of the property.

Potential purchasers are invited to take on the butchery business with good will included and the kitchen equipment available by separate negotiation. We anticipate if the shop was to be relet as retail premises rental income would be in the region of £12,000 per annum.

The first and second floor is currently occupied under an Assured Shorthold Tenancy and comprises a four/five bedroom flat with kitchen, living room, bathroom and W.C and rear stairs for access extending in all to 1,741sqft. The tenant is currently paying £950pcm and there is scope to increase either via a rent review or by conversion to a multi-occupancy or HMO (STPP).

Situation

The property is located in the town of Chipping Sodbury, South Gloucestershire. Chipping Sodbury is a medieval market town approximately 13 miles northeast of Bristol and 15 miles north of Bath. Transport links are good with access to Junction 18 M4 within 5 miles. Rail connections to London Paddington and Bristol Temple Meads are available at Yate approximately 1.5 miles away. The property is end terraced with frontage to Chipping Sodbury's attractive High Street (B4060).

Directions

The property is easy to find and conveniently located on Chipping Sodbury High Street. From the War Memorial head west along the high street and after 150m the shop is on the left-hand side.

Services

Mains sewerage, electricity, gas and sewerage connected.

Energy Performance Certificate

Flat – E
Shop – Awaiting Results

Rates

Flat – CTB E
Shop – Rateable Value £13,000.

Tenure and Possession

Freehold, subject to an assured shorthold tenancy over the flat and the shop will be vacant.

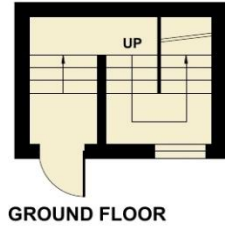
Local Authority

South Gloucestershire

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Approximate Area = 912 sq ft / 84.7 sq m
For identification only - Not to scale

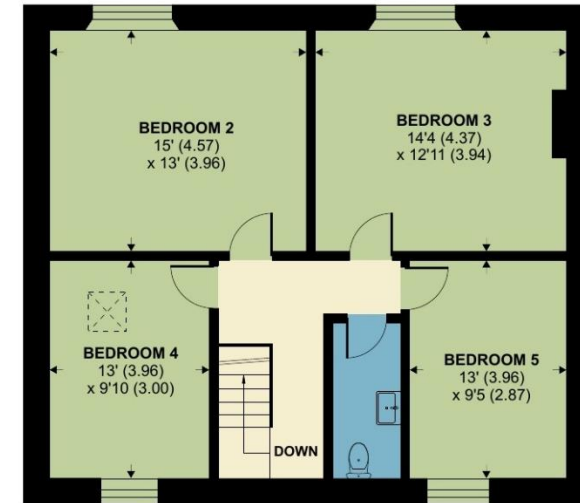


GROUND FLOOR

Approximate Area = 1741 sq ft / 161.7 sq m
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with Symonds and Sampson Devides Office. Further information if required is available from Jack Curnick-James on 01380 710535

What3words

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JCI/21/05/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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