

3 High Street, Thornbury,
BS35 2AE

Asking Price
£150,000



RETAIL INVESTMENT SHOP IN POPULAR TOWN CENTRE
CURRENTLY LET AS JEWELLERS AND SUBJECT TO EXISTING LEASE, OVER 3 FLOORS
WITH GROUND FLOOR RETAIL AND STORE
FIRST FLOOR OFFICE AND SECOND FLOOR WORKSHOP IN TOTAL 97.5 SQ M
ENERGY RATING - D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(93-100) A		(92-100) A	
(81-92) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Description

This investment property is situated in the thriving town of Thornbury just north of Bristol which has a busy high street with a good range of local retailers, bank and building societies, estate agents, Boots the chemist, restaurants and Tesco supermarket. The property is situated in the popular high street having shop frontage to the main High Street. The property is currently let to Gems Jewellers which has approximately 26 sqm of retail space with a further store room 10.64 sqm, first floor staff room and second floor workshop in total 97.5 sqm This is a rare opportunity to purchase an investment property in this popular high street and we would suggest viewing at your earliest opportunity.

Tenure - Freehold with flying freehold
Subject to existing lease which expired April 2024. It is still inside the LTA 1954 - tenant would like to re-new.
Current rent £14,500pa
Services - all mains services are believed to be connected.

Retail 6.15m plus bay x 4.55m (20'2" plus bay x 14'11")

Having display window and door.

Store room/Kitchen 4.07m x 2.92m (13'4" x 9'6")

Inner Lobby

On the First Floor

Office/Staff room 5.03m x 4.69m (16'6" x 15'4")

Having window to front and Central heating boiler

On The Second Floor

Workshop 7.8m x 4.69m + 2.21m x 1.98m
(25'7" x 15'4" + 7'3" x 6'5")

Rear Passage

Outside WC

Having WC & wash hand basin

Agents Notes

Energy Rating - 81- D

