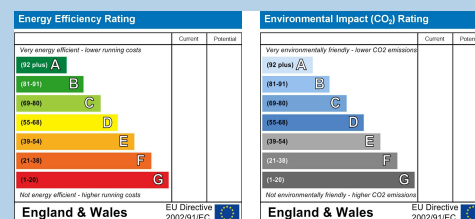


3 High Street, Thornbury,  
BS35 2AE

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



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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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## 3 High Street, Thornbury, BS35 2AE

### 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

