

MAGGS & ALLEN

19 HIGH STREET
THORNBURY, BRISTOL, BS35 2AE

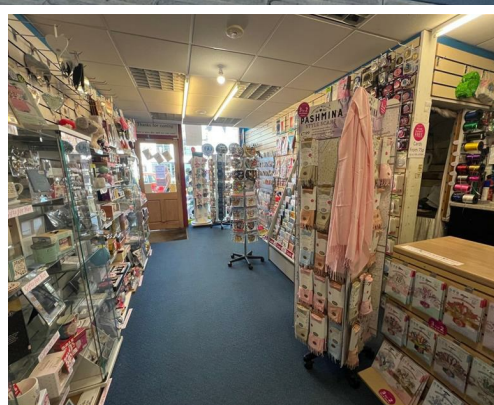
Asking Price £395,000

- Mixed-Use Commercial Investment Property
- Thornbury High Street
- 2 Shops (One let to TUI)
- Spacious & Well Presented Flat
- Total Rent of £33,100pa



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

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www.maggsandallen.co.uk



DESCRIPTION

A mixed use investment property located on the High Street in Thornbury. The ground floor is arranged as two shops, one let to Tui and the other to a local covenant, with a recently refurbished and extended first floor flat presented to a very high specification. The property is fully let producing a gross annual rent of £33,100pa and offers potential to increase at the next commercial rent review.

LOCATION

The property is situated in a highly prominent and bustling position on Thornbury High Street, within a mixed parade of commercial units. Notable neighbouring occupiers include HSBC, Costa Coffee and the Tesoro Lounge.

ACCOMMODATION

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

TENURE

We understand the property is to be offered for sale on a freehold basis, subject to the occupational leases outlined below.

LEASE DETAILS

SHOP 1

The smaller shop is let to HS23 Limited on an effectively fully repairing and insuring basis, at a rent of £6,500pa and for a term of 10 year from 4th May 2022, subject to a rent review on the 4th May 2027.

SHOP 2 - TUI

The shop is let to TUI UK Retail Limited on a 5 year term from 26th October 2023 at a passing rent of £11,000pa on an effectively fully repairing and insuring basis, with no break options nor reviews.

FLAT

The flat is let at at £1,300pcm on an Assured Shorthold Tenancy basis from the 29th February 2024.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

EPC ratings:

Shop A: C (expires November 2032)

Shop B: B (expires November 2032)

Flat: C (expires December 2023)

VIEWINGS

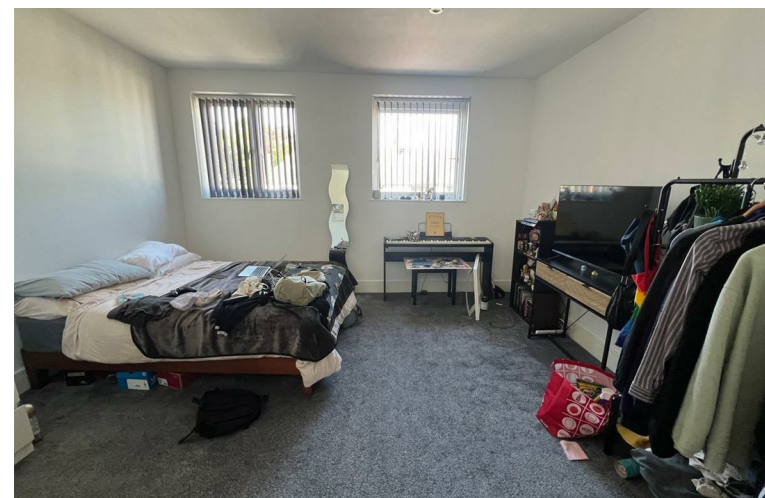
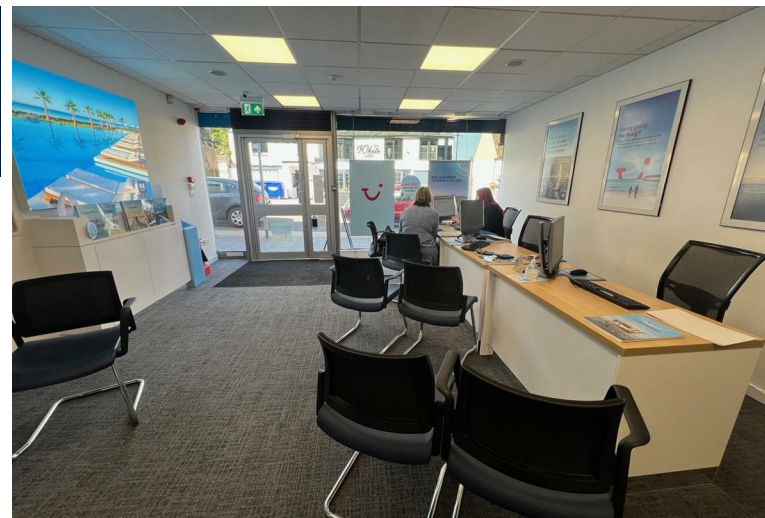
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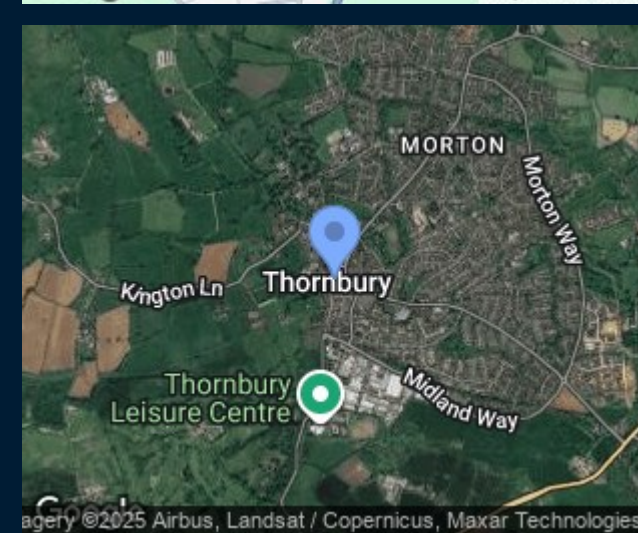
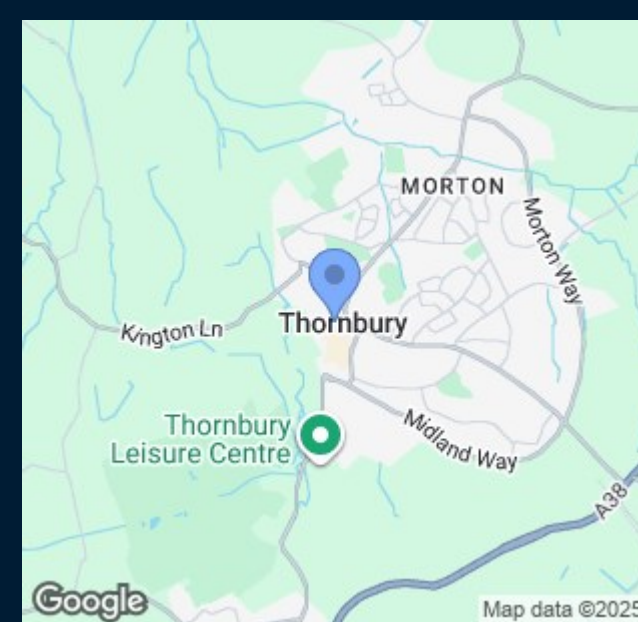
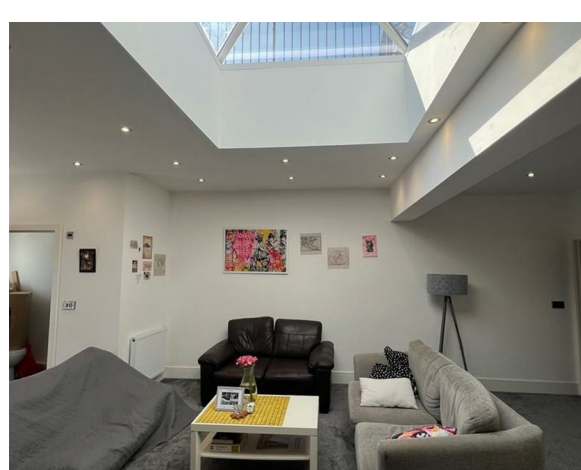
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

CONTROL OF ASBESTOS REGULATIONS

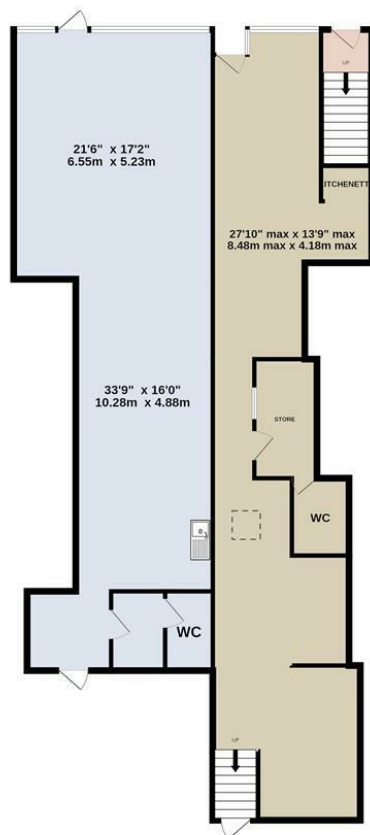
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





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
1588 sq.ft. (147.5 sq.m.) approx.



FIRST FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2548 sq.ft. (236.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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