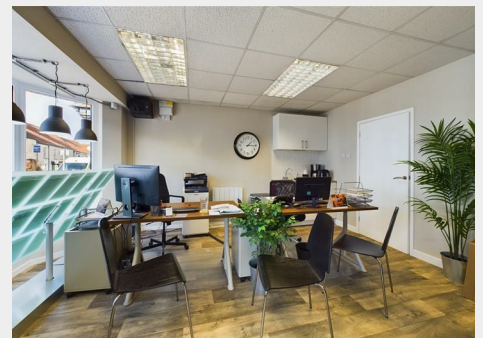
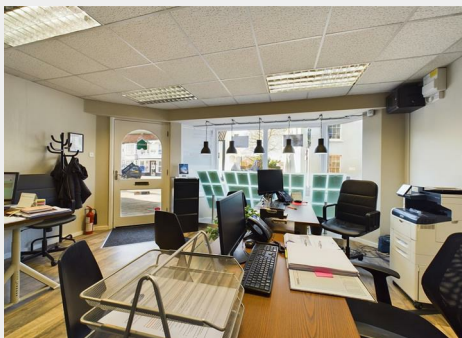


## Commercial Unit @, 57 High Street, Thornbury, South Glos, Auction Guide Price +++ £75,000



- FOR SALE BY LIVE ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- LEASEHOLD RETAIL UNIT
- COMMERCIAL INVESTMENT
- 10 YEAR FRI £10K PA
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Leasehold COMMERCIAL INVESTMENT comprising RETAIL UNIT ( 295 Sq Ft ) let subject to 10 YEAR FRI LEASE producing £10k pa.

# Commercial Unit @, 57 High Street, Thornbury, South Glos, BS35 2AP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Commercial Unit @, 57 High Street, Thornbury, South Gloucestershire BS35 2AP

Lot Number 19

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

The lot comprises a 295 Sq Ft ground floor retail unit ( Class E - A,C,D,E,F&G ) in this recently developed property that now also comprises two self contained residential flats.  
Sold subject to existing tenancy.

Tenure - Leasehold ( New 999 year Lease )  
Management Cost - Share of buildings insurance.  
EPC - C

Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

COMMERCIAL INVESTMENT | £10k pa

The unit is let on a FRI 10 year lease from 2024 @ £10k pa

Please note there is no break clause in the lease.

There is a rent review at the 5 year mark (not mandatory), but any change to rent must be agreed by both parties and by an independent surveyor.

### LOCATION

The property occupies a prominent position on the vibrant Thornbury High Street. Local amenities and services are all within close proximity including independent retailers, bars, cafes and restaurants. Bristol City Centre is approximately 14 miles away.

### SOLICITORS & COMPLETION

Jonathan Wood  
Setfords  
0330 0584012  
jwood@setfords.co.uk  
<https://www.setfords.co.uk/>

### EXTENDED COMPLETION

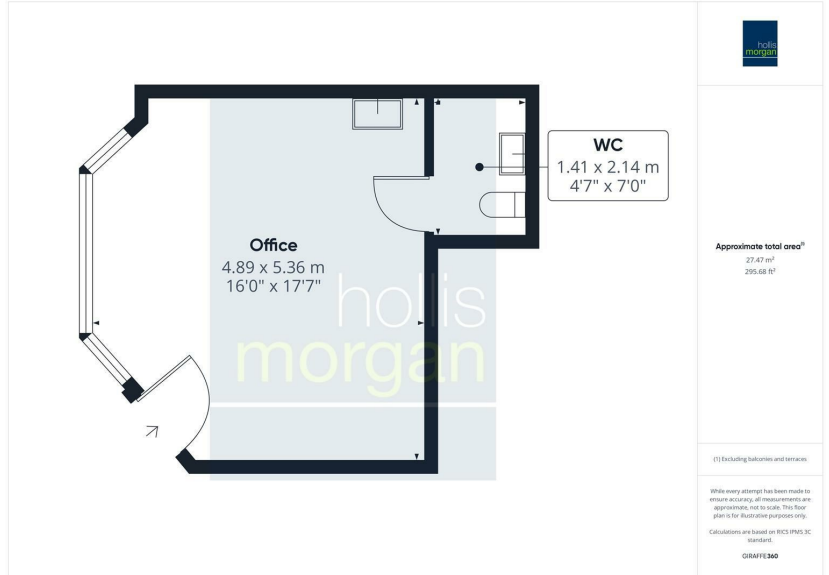
Completion is set for 6 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

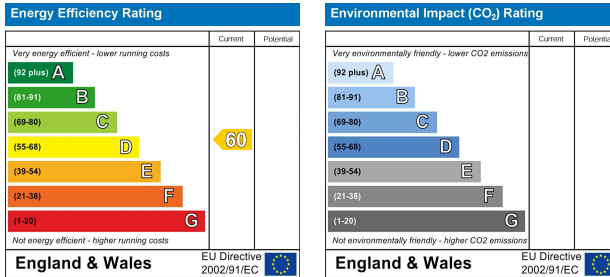
#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.  
We will send you an email and text to confirm the appointment time and the full property address.  
Viewings are supervised by a member of the Hollis Morgan Auction team

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.