3 The Plain, Thornbury, Bristol, BS35 2AG

Auction Guide Price +++ £200,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL PROPERTY
- INVESTMENT | DEVELOPMENT
- UPPER FLOORS | RESI POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold COMMERCIAL OPPORTUNITY (2527 Sq Ft) with scope for RESI CONVERSION of UPPER FLOORS stc | Partially Let producing £25,500 pa

3 The Plain, Thornbury, Bristol, BS35 2AG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 The Plain, Thornbury, Bristol BS35 2AG

Lot Number TBC

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon
Registration Deadline is on Friday 15th May 2026 @ 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

An imposing bay fronted Freehold mid terraced property with accommodation (2527 Sq Ft) arranged over 3 floors plus small courtyard to rear. The ground floor is a self contained retail unit with a long term tenant operating as a hair salon whilst the upper floors have independent access from the High Street and have been most recently occupied as 2 self contained office suites.
Sold subject to existing ground floor and first floor tenant | top Floor vacant

Tenure - Freehold
EPC - C | E

THE OPPORTUNITY

COMMERCIAL INVESTMENT

Ground floor tenant has been in occupation for a number of years and is well estabilished - the existing lease is at £14,540 pa and expires on 30th September 2026 but we understand a new 10 year reversionary lease at a rent of £16,000 pa (with upward only rent review at the end of the 5th year) will be signed prior to the auction to commence from 1st October 2026.

First floor tenant has been occupying under a TAW but we understand a 3 year term (with mutual rolling break on 3 months' notice) will be signed prior to the auction.
Rent year 1 £9,500 p.a. with fixed uplift to £9,750 p.a. year 2 and £10,000 p.a. year 3.

Top Floor – Vacant | Requires Updating

Please refer to online legal pack to review leases.

UPPER FLOORS | DEVELOPMENT

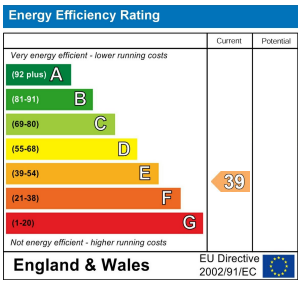
The upper floors (first and second) offer scope for a range of resi or commercial developments such as flats or HMO.
We understand no planning of this nature has been recently sought.
Interested parties to make their own investigations | Subject to vacant possession.

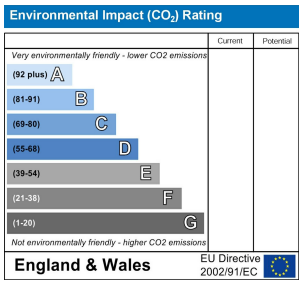
LOCATION

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.

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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