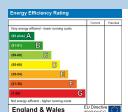


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MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the

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**

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**

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









3 High Street, Thornbury, BS35 2AE

connected.

Description

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.

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





Tenure - Freehold with flying freehold This investment property is situated in the thriving town of 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

> FIRST FLOOR PLAN 1:100 **GROUND FLOOR PLAN 1:100**









