

USE CLASS E FREEHOLD –FOR SALE/MAY LET

34 High Street, Thornbury, Bristol, BS35 2AJ



- Use Class E Freehold FOR SALE
- Quoting £275,000
- Approximately 1,664 sq ft (154.63 sq m)
- Potential development, subject to the relevant consents

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The unit is located on the High Street in Thornbury, which is a popular and thriving historic market town in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol, and hundreds of new homes are being built in the area. Occupiers trading within the near popular shopping centre include Aldi, Greggs, Holland & Barrett, Savers, and a number of successful local trading businesses. There are also a number of free public car parks available in close proximity for shoppers.

DESCRIPTION

The property comprises a bright and airy ground floor and first floor commercial retail/office unit with glazed double frontage on the High Street in Thornbury. The period property is Grade II listed.

To the ground floor, the property has an open plan sales area with storage space and a kitchen to the rear. To the first floor is further storage space. The property carries vinyl floors, painted walls and a mix of office style lighting. There is a rear yard which has a shed for storage, a single W.C. and a small brick store.

Via separate access to the front, there is a further first floor office which is currently let to Barcan Kirby solicitors. This premises has a storage room, a large open plan office and a single W.C. Barcan Kirby do also let 36 High Street and have therefore knocked through internally to link the first floor of 34 High Street to their demise at 36 High Street. Services include water and electricity.

TENURE

The property is available freehold with vacant possession.

There is an expired lease in place dated 23rd January 2018 drawn for a term of 7 years to Barcan Kirby LLP at a passing rent of £7,000 on the first floor offices. The lease is contracted inside the provisions of sections 24-28 of the LLTA 1954.

QUOTING PRICE

£275,000 for the freehold.

VAT

We understand the property is not VAT elected.

PLANNING

We have assumed the demise has planning for its existing use as a café within Use Class E and advise all enquiring parties make their own searches.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor Sales	490	45.54
Ground Floor Ancillary	316	29.39
First Floor Rear	285	26.46
First Floor Office	573	53.24
Total	1,664	154.63



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

LISTING

The property is Grade II Listed.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £11,500 for 2024/2025

Prospective tenants may therefore benefit from full small business rates relief.

EPC

The property has the following EPC ratings:

Property	Rating
The Thornbury Deli, 34 High Street, Thornbury, BRISTOL, BS35 2AJ	D (78)
36 and 1st Floor 34 High Street, Thornbury, BS35 2AJ	D (98)

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent.

Burston Cook

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SUBJECT TO CONTRACT

October 2025



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