5 HIGH STREET, THORNBURY, BRISTOL, BS35 2AE

BURSTON COOK
0117 934 9977



MIXED USE PROPERTY FOR SALE ON THORNBURY HIGH STREET

COMMERCIAL SIZE (NIA)

1,767 sq ft
164.16 sq m

RESIDENTIAL SIZE (GIA)

1,230 sq ft
114.29 sq m

£ QUOTING PRICE

£450,000 exclusive

FOR SALE

MIXED USE PROPERTY

MAY LET

THE OPPORTUNITY

- Prominent location on Thornbury High Street.
- Mixed use premises for sale, as an investment or with vacant possession.
- Approximate total area of 2,997 sq ft (278.45 sq m)
- Residential three bed apartment.
- Commercial property ERV of £17,500 per annum exclusive.
- Quoting £450,000 for the freehold interest.

LOCATION

The property 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, Coffee Lab, 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.

COMMERCIAL PROPERTY DESCRIPTION

The commercial property offers open plan sales space with ancillary offices and basement storage upon the High Street. The property has been fitted with suspended ceilings, carpeted floors and a mix of office style lighting and strip lighting. First floor office accommodation is also available. Services include water, gas, a wet central heating system and electricity.

COMMERCIAL PROPERTY ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA (COMMERCIAL)	SQ FT	SQ M
GROUND FLOOR	871	80.93
BASEMENT	153	14.20
FIRST	743	69.03
TOTAL	**1,767**	**164.16**





RESIDENTIAL PROPERTY DESCRIPTION
The residential property is accessed from the front of the High Street and has a large hall with rear storage to the ground floor. The first floor comprises a large kitchen with a terrace, large landing and a lounge to the front The second floor offers three bedrooms, a large family bathroom and a shower room. The property has been finished with carpeting, wallpapered walls and pendant lighting. There is a large rear courtyard accessible from both the residential and commercial parts.

RESIDENTIAL PROPERTY ACCOMMODATION
The residential property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA (COMMERCIAL)	SQ FT	SQ M
GROUND FLOOR	137	12.72
FIRST	495	46.00
SECOND	598	55.57
TOTAL	**1,230**	**114.29**



TENANCIES
The residential property is let for £12,000 per annum on a rolling AST.
The commercial property has an ERV of £18,000 ++ per annum, exclusive.

QUOTING PRICE
The property is available Freehold, with the commercial parts sold with vacant possession. The residential parts can be sold with the occupational AST, or with vacant possession.

PLANNING
We understand the commercial property benefits from Use Class E planning.
We understand the resdiential property benefits from C3-dwellinghouse planning use.
All parties are advised to make their own enquiries.

BUSINESS RATES
In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £12,750
Rates Payable: £4,870.50

The residential property falls within Coucil Tax Band B.

All parties are advised to make their own enquiries.

VAT
All prices are exclusive of VAT if applicable. We understand the property is not VAT elected.

EPC
The property has had an Energy Performance certificate commisioned and can be made availiable upon request.

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

ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

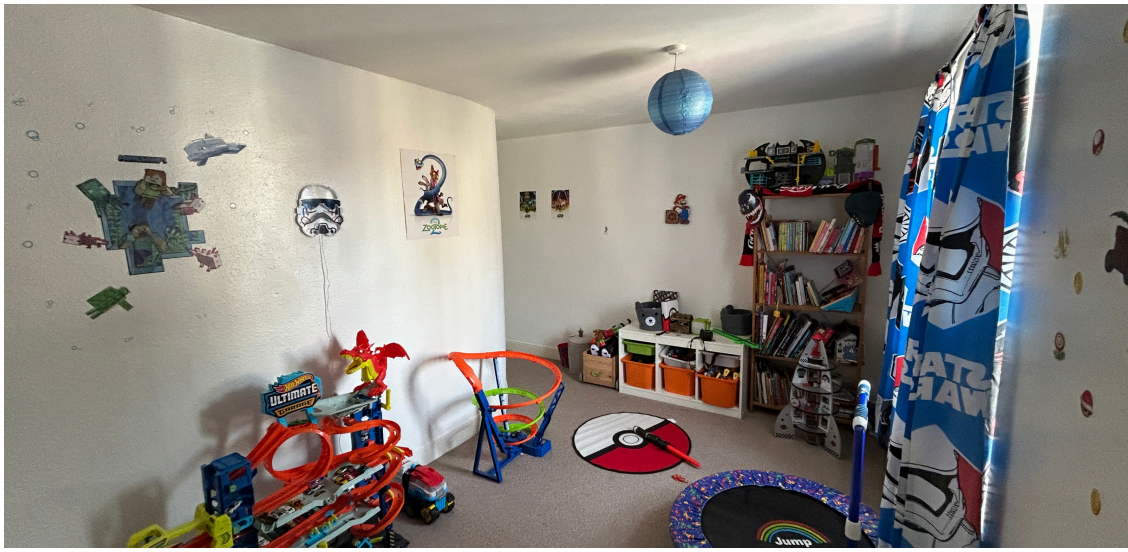
Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT **NOVEMBER 2026**







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