48-50 HIGH STREET, CHIPPING SODBURY, BS37 6AH

BURSTON COOK
0117 934 9977



FOR SALE -MIXED USE INVESTMENT OPPORTUNITY

- HIGHLY PROMINENT BUILDING WITH PARKING AT REAR
- £ GROSS INCOME £58,300 TOTAL
- £ QUOTING PRICE £650,000





THE OPPORTUNITY

A rare opportunity to acquire a prominent mixed-use investment in the heart of Chipping Sodbury High Street, comprising established commercial and residential income together with asset management and future value enhancement potential. Producing a current gross income of £58,300 per annum, the property benefits from a town centre location, rear parking and a vacant rear building offering scope for refurbishment, reconfiguration or redevelopment, subject to the necessary consents.
The key elements of the investment are as follows:-

- 2 x 1 bed residential flats with self contained access, fully let producing £19,800 pa
- Commercial unit let to Spar (AF Blakemore) producing £20,500 pa
- Commercial Unit let to The Salon producing £18,000 pa
- Total gross income - £58,300
- Parking area at the rear
- Rear yard and vacant building is a potential development opportunity (subject to planning)

DESCRIPTION

The property comprises a period building fronting onto the High Street providing residential accommodation over the first floor with commercial units to the ground floor. The two residential flats are accessed via a shared staircase from a door in the front elevation. Flat 48a comprises a large living room, bedroom, bathroom and kitchen/diner. Flat 50a comprises a kitchen/diner, bedroom and bathroom.

The Commercial units have customer access from the front of the building and have been extended at the rear with a single storey extension under a flat roof. The Spar unit provides sales space to the front, with stores, office and staff welfare to the rear. Access for deliveries can be made to the rear of the unit via the yard at the rear. The salon provides a customer area at the front with a small staff area and WC at the rear.

To the rear of the property is a small yard area and a vacant single storey building which could be refurbished to provide additional commercial accommodation or has potential for residential redevelopment.

Externally, there is car parking for approximately 4 cars to the rear of the building.

LOCATION

Chipping Sodbury is an attractive and thriving South Gloucestershire market town, renowned for its historic High Street and strong mix of national and independent businesses. The town serves both the local community and wider Yate area, benefiting from a diverse range of shops, cafés and restaurants together with strong year-round footfall. Excellent communications are available via the nearby M4 and M5 motorways, with Bristol approximately 14 miles away.

PLANNING

We understand that the property benefits from a full and unrestricted planning consent for the existing uses as retail (Class E) and residential accommodation (Class C3).

N.B. We would recommend all interested parties make their own enquiries with South Gloucestershire Council Planning department.

BUSINESS RATES

In accordance with the Valuation Office Agency the properties have the following assessments:-

50 High Street (SPAR) - Rateable Value: £17,500
48 High Street (The Salon) - Rateable Value: £11,250

N.B. All parties are advised to make their own enquiries.



ACCOMMODATION AND TENANCY SCHEDULE

AREA	SQ FT	SQ M	RENT pa	Lease Length	Lease Start Date	Lease Expiry	Rent reviews
SPAR	2158	200.51	£20,500	21 Years	24th June 1993	24th June 2014 (Holding Over)	Every 3rd anniversary of Term commencement
THE SALON	919	85.35	£18,000	7 years	28th November 2021	28th November 2028	November 2024, November 2027
FLAT 48a	505	46.92	£10,800	N/A	23rd August 2021	Periodic Tenancy	N/A
FLAT 50a	336	31.26	£9000	N/A	9th September 2017	Periodic Tenancy	N/A
VACANT REAR BUILDING	899	83.56	£0	N/A	N/A	N/A	N/A
TOTAL	**4,817**	**447.6**	**£58,300**				

TENURE

The freehold interest is offered for sale with a guide price of £650,000. The property provides a diversified income stream of £58,300 per annum together with opportunities for active asset management, potential rental growth and future value enhancement, subject to any necessary consents.

EPC's

The properties have Energy Performance Ratings as follows:
Flat 48a = D (76)
Flat 50a = D (67)
48 High St = D (86)
50 High Street = C (53)
Rear of 48 High Street = G (175)

VAT

We have been advised that the property is NOT elected for VAT.

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.



LEGAL FEES

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

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.

AI 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 **September 2026**





CONTACT

CHARLIE KERSHAW MRICS

0117 934 9977

charlie@burstoncook.co.uk

WEBSITE

www.burstoncook.co.uk

ADDRESS

Burston Cook, Lewins House,

Narrow Lewins Mead, Bristol,

BS1 2NN