

Lot 34, 2 Castle Street, Thornbury, Nr Bristol,

BS35 1HB

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Restaurant and Residential Investment

- Comprises an Indian Restaurant with three, separately-accessed and separately let flats above
- Restaurant let on renewed 5-year lease from January 2023 (No breaks)
- Flats all let on AST's
- Market town location north of Bristol
- Nearby occupiers include Aldi, Co-op Convenience Store, Boots Pharmacy, Costa, Greggs and Domino's

Lot
34

Auction
9th May 2024

Rent
£37,604 per Annum Exclusive

Status
Available

Sector
High Street Retail/Residential

Auction Venue
Live Streamed Auction

Location

Miles 14 miles north of Bristol, 23 miles south-west of Gloucester

Roads A38, M5 (Junction 15), M4 (Junction 20), M48

Rail Yate Railway Station

Air Bristol Airport

Situation

The property is located on the eastern side of Castle Street in the heart of the town centre, close to its junction with High Street and The Plain. Nearby occupiers include Aldi, Co-op Convenience Store, Boots Pharmacy, Costa, Greggs and Domino's.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor restaurant with three, separately-accessed one bed flats arranged on the first and second floors, all let on AST's. The property benefits from a large rear garden.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Restaurant	85.71	(822)	ROOBROO LTD	5 years from 03/01/2023	£12,500
First (Flat 1)	Residential - 1 bed flat	38.00	(409)	AN INDIVIDUAL	AST 1 year from 06/02/2012 at £622.05 pcm	£7,464.60
First (Flat 3)	Residential - 1 bed flat	55.00	(592)	AN INDIVIDUAL	AST 1 year from 25/02/2022 at £695 pcm	£8,340
Second (Flat 2)	Residential - 1 bed flat	55.00	(592)	AN INDIVIDUAL	AST 1 year from 24/02/2022 at £775 pcm	£9,300
Total		233.71	(2,415)			£37,604.60

(1) Areas provided by VOA (www.gov.uk/find-business-rates).

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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Butcher & Barlow LLP

66 High Street

Runcorn

WA7 1AW

Andy MacKenzie

01928 576056

amackenzie@butcher-barlow.co.uk

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2024