

14 High Street **THORNBURY**

BS35 2AQ

FMX.
Urban Property Advisers



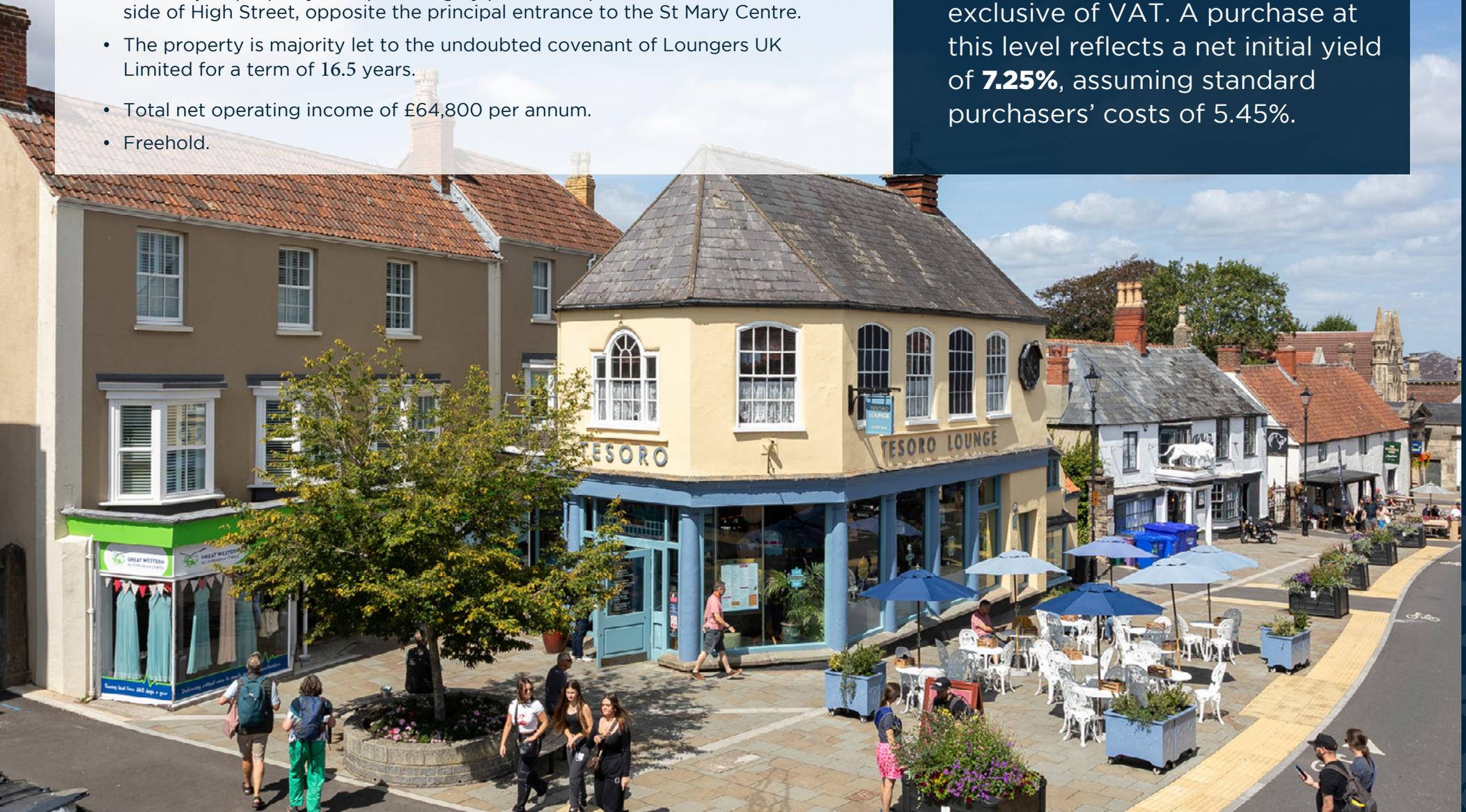
FREEHOLD MIXED-USE INVESTMENT IN AFFLUENT BRISTOL COMMUTER TOWN

INVESTMENT SUMMARY

- Thornbury is an affluent commuter market town located just 12 miles (19km) north of Bristol.
- The average household income in Thornbury is approximately £51,300, 38% higher than the national average.
- The subject property occupies a highly prominent position on the western side of High Street, opposite the principal entrance to the St Mary Centre.
- The property is majority let to the undoubted covenant of Loungers UK Limited for a term of 16.5 years.
- Total net operating income of £64,800 per annum.
- Freehold.

PROPOSAL

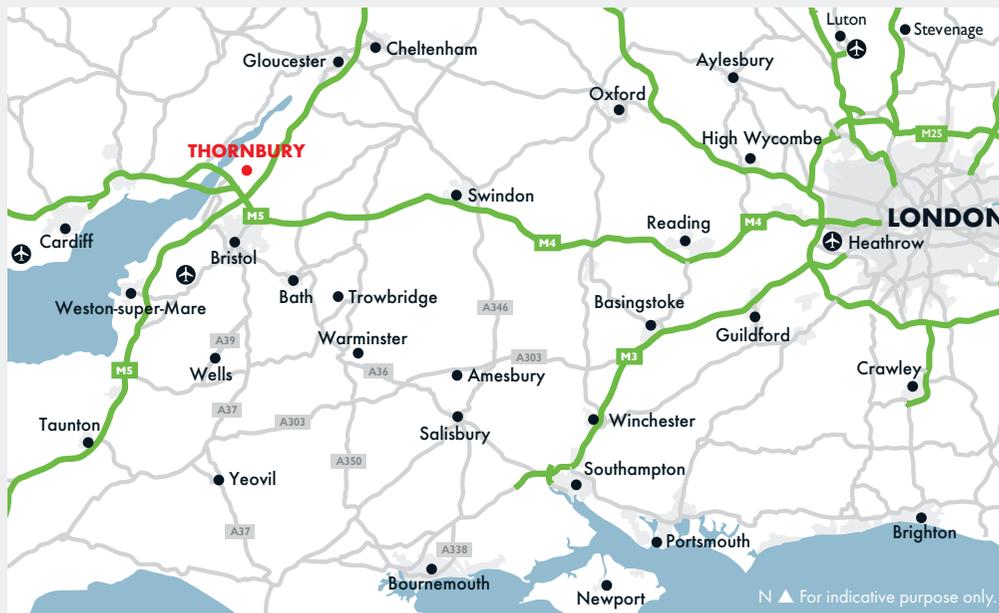
We are instructed to seek offers in excess of **£850,000** (Eight Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of **7.25%**, assuming standard purchasers' costs of 5.45%.



LOCATION

Thornbury is an affluent commuter town in South Gloucestershire, located approximately 12 miles (19 km) north of Bristol, 25 miles (40 km) west of Bath, and 40 miles (64 km) northeast of Cardiff, and 115 miles (185 km) west of London.

-  Thornbury benefits from excellent road connectivity being situated approximately 4 miles (6 km) west of the M5 motorway, providing southbound access to Bristol in approximately 30 minutes and Bath in approximately 50 minutes. The M4 motorway is 3.74 miles (6 km) to the south and offers direct access to London in approximately 2 hours to the east, and to Cardiff in approximately 1 hour to the west.
-  Thornbury's closest mainline station is Bristol Parkway, located approximately 10 miles (16 km) south of Thornbury and provides direct rail services to Cardiff (50 minutes) and London Paddington (1 hour 30 minutes).
-  Bristol Airport is located approximately 25 miles (40 km) south of Thornbury, facilitating frequent domestic and international flights to over 100 destinations. Cardiff Airport is located 52 miles to the west and is accessible in just over an hour by car.



DEMOGRAPHICS

Thornbury has an estimated population of approximately 13,000 people (ONS), and forms part of the South Gloucestershire unitary authority, which is home to around 290,000 residents (South Gloucestershire Council). The town sits within the wider West of England Combined Authority area, where over 1.1 million people live, all within a 30-minute drive of each other (West of England Combined Authority).

The average household income in Thornbury is approximately £51,300 per annum, 38% higher than the national average. The area ranks in the least deprived 10% of South Gloucestershire, reflecting its overall affluence (Gloucester Live; Gazette Series).

Thornbury's local economy benefits from its close proximity to Bristol, a regional economic hub valued at over £15 billion (Bristol City Council). The area supports a diverse range of high-growth sectors including advanced engineering, financial and professional services, digital technologies, life sciences and renewable energy (Invest Bristol and Bath).



SITUATION

The subject property occupies a highly prominent position on the western side of High Street, opposite the principal entrance to the St Mary Centre. The property forms part of a well-established retail and leisure parade, with multiple national retailers within the immediate vicinity including:



RETAILING IN THORNBURY

Thornbury's primary retail and leisure offering is focused along High Street and within St Mary Centre. Together, they form a compact retail core, serving both the local population and the wider rural catchment area.

The Council owned St Mary Centre comprises approximately 68,000 sq ft of retail accommodation, with a large Aldi foodstore anchoring the scheme.

Thornbury High Street is a vibrant retail environment, characterised by its historic streetscape and a strong blend of independent businesses, boutique retailers, and several national multiple retailers. The High Street also supports regular community markets and seasonal events, which help reinforce its role as a social and commercial hub for the town.

DESCRIPTION

Unit 1 is a Grade II listed building, which formerly served as the town's Market Hall. The building retains several original historical features, including the Town Clock and the former town prison cell, contributing to its historical character. The accommodation is arranged over two storeys and is currently configured to suit the tenant in situ, with a fully fitted bar, dining area and commercial kitchen at ground floor level, and ancillary storage at first floor level.

Unit 2 is a three-storey mixed-use building with the ground floor providing retail sales accommodation, with part of the first floor offering ancillary storage accommodation.

The remainder of the first floor and the second floor comprise three self-contained residential flats, which are accessed via a shared entrance fronting High Street. The residential units have all been sold off on long leases.

FLOOR PLAN



ACCOMMODATION

The property comprises the following approximate areas:

Loungers UK Limited

	GIA area (sq ft)	GIA area (sq m)
Ground Floor	4,344	403.55
First Floor Storage	706	65.58
Total	5,050	469.13

Great Western Air Ambulance Charity

	NIA area (sq ft)	NIA area (sq m)
Ground Floor Sales	951	88.34
Ground Floor Storage	250	23.22
First Floor Storage	734	68.18
Total	1,935	179.74



TENURE

Freehold.



TENANCY SCHEDULE

Address	Tenant	Term Start	Term End	Review Date	Rent pa	Comment
Unit 1	Loungers UK Limited	24/03/2017	23/03/2042	24/03/2027	£48,000	Open market rent review. The lease was assigned from Prezzo Limited on 09/02/23.
Unit 2	Great Western Air Ambulance Charity	23/11/2023	22/11/2029	23/11/2026	£16,500	Open market rent review.
Commercial Total					£64,500	
Flat 1	-	21/10/2021	20/10/2271	-	£100	
Flat 2	-	21/10/2021	20/10/2271	-	£100	
Flat 3	-	21/10/2021	20/10/2271	-	£100	
Residential Total					£300	
Total					£64,800	

COVENANT INFORMATION

Loungers UK Limited (04595806)

Established in 2002, Loungers has rapidly become one of the UK's leading leisure operators, recognised for its distinctive all-day café-bar concept and unique, comfortable interiors. The group currently operates more than 250 locations across England and Wales and includes well-known contemporary brands such as Cosy Club and Brightside. In February 2025, Loungers was acquired by Fortress Investment Group in a £354 million transaction, with ambitious plans to grow the estate to over 400 sites in the coming years.

A summary of the company's most recent financial accounts is provided below.

	2024	2023	2022
Turnover	£353,486,000	£283,507,000	£237,291,000
Pre-Tax Profit	£14,917,000	£11,383,000	£25,253,000
Shareholders Funds	£90,367,000	£80,650,000	£66,727,000

The company displays a CreditSafe rating of A-100, indicating a 'very low risk of default'.



Great Western Air Ambulance Charity (06386523)

Great Western Air Ambulance Charity operates an expanding network of retail stores across the South West of England. The charity's retail portfolio includes approximately 12 high street shops including Bristol, Yate, Cheltenham, and Stroud.

A summary of the company's most recent financial accounts is provided below.

	2024	2023	2022
Turnover	£6,684,057	£5,379,252	£4,973,332
Pre-Tax Profit	£313,015	-£208,091	-£436,288
Shareholders' Funds	£5,138,623	£4,825,608	£5,033,699

The company displays a CreditSafe rating of A-96, indicating a 'very low risk of default'.



VAT

We understand the property is elected for VAT. It is anticipated that the sale will be structured as a transfer of a going concern (TOGC).

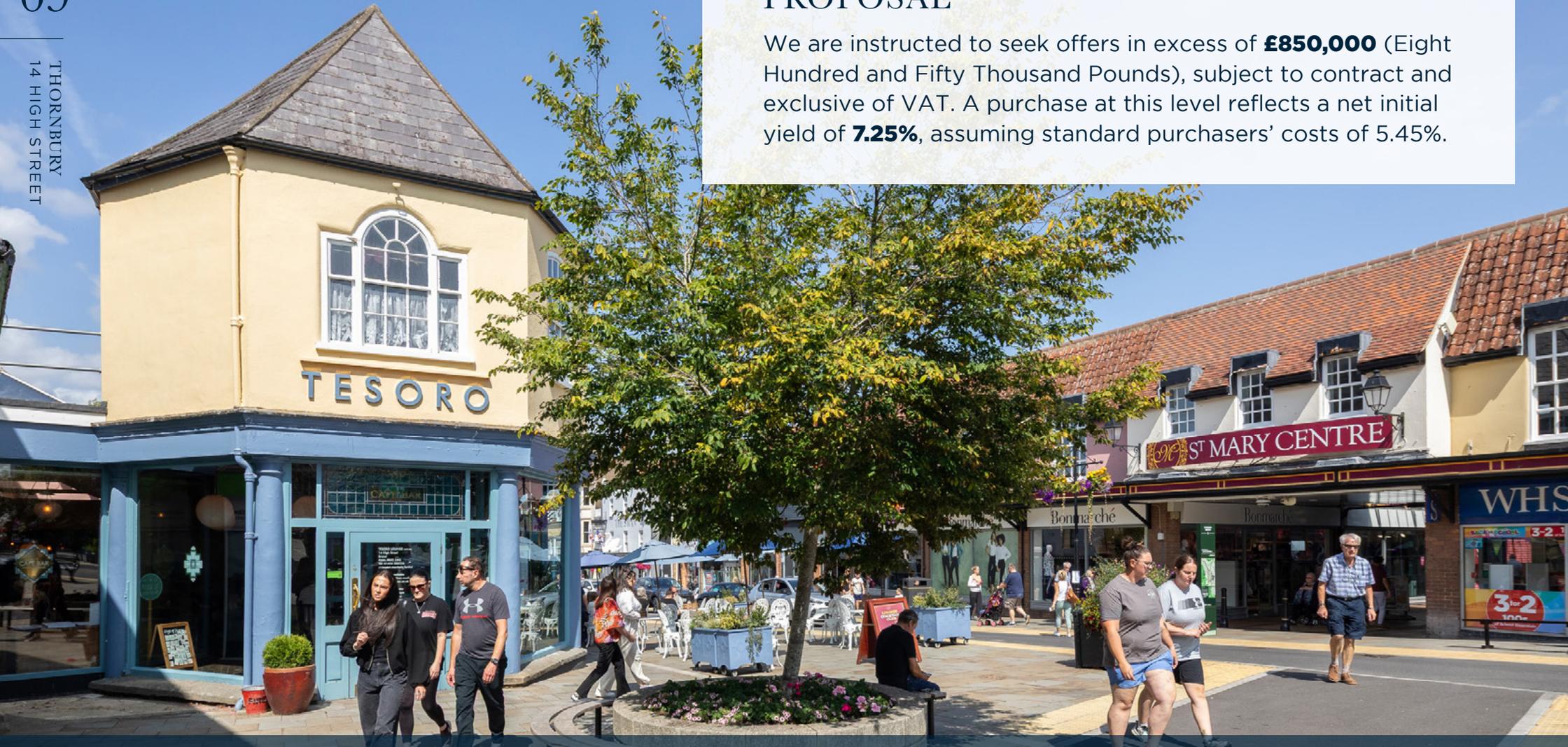
EPC

14 High Street - B-42

Energy Performance Certificate copies are available on request.

ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.



PROPOSAL

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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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