



84 Broad Street & 2 Horse Street
Chipping Sodbury, BS37 6AG & BS37 6DB

 DAVID JAMES

84 Broad Street

Chipping Sodbury, South Glos, BS37 6AG

&

2 Horse Street

Chipping Sodbury, South Glos, BS37 6DB

A Grade II* Listed terraced property located within the heart of Chipping Sodbury, offering a ground floor commercial premises and a two-bedroom flat above, set over three floors.

- Grade II* Listed Property with a wealth of character
- Prominent position on Broad Street
- Option to purchase 999 year leasehold on above flat
- Recently refurbished

FOR SALE BY PRIVATE TREATY

Freehold of the property (whole)
including
84 Broad Street (Commercial Ground Floor)
Guide Price of £130,000

OR

Freehold and 999 Year Leasehold (Flat)
2 Horse Street (Residential Flat) and 84 Broad
Street (Commercial Ground Floor)
Guide Price of £380,000

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www.david-james.co.uk

DESCRIPTION

An opportunity to purchase a ground floor retail premises and two bedroom flat, occupying a prominent position within the heart of Chipping Sodbury Highstreet. The property is marketed with the benefit of vacant possession.

The ground floor commercial unit comprises of retail/office area, utility/storage areas and toilet to the rear. Benefiting direct pedestrian access from Broad Street at the base of Chipping Sodbury High Street. 2 Horse Street is a naturally well-lit and spacious two-bedroom flat, set over three floors. Located above the commercial premises, the leasehold of which is available to purchase in conjunction with the commercial premises and overall freehold of the property.

SITUATION

Situated on the picturesque high street in the historic Market Town of Chipping Sodbury, offering a plethora of shops, cafes, eateries, public houses & a library. There is a wealth of primary and senior schools in the area. Good proximity to road / rail and motorway networks (M4) J18.

ACCOMMODATION

Commercial Premises:

Accessed via Broad Street. Offering a typical market town frontage, the entrance leads into a retail/office area with further staff amenities and storage to the rear of the property. Overall, the ground floor extends to approximately 493ft².

Flat / Maisonette

Accessed via Horse St with accommodation arranged over three floors. A delightful 2-bedroom leasehold maisonette with a modern fitted kitchen & bathroom, sitting room & study /second bedroom. The flat is presented in turnkey condition. Overall, the flat extends to approximately 1040ft²

OUTSIDE

The residential flat is accessed via a ground floor lobby entrance located in Horse Street to the rear of the premises title.

LEASE

The flat is subject to a 999-year leasehold which commenced in 2020. Further information on the leasehold is available upon request.

SALE INFORMATION

The Freehold of 84 Broad Street and 2 Horse Street is available to purchase at a guide price of £130,000. Furthermore, the Leasehold of 2 Horse Street can be purchased along with the freehold title of the property (including 84 Broad Street) at the guide price of £380,000.

84 Broad Street and 2 Horse Street are currently under the same freehold title. The Leasehold is on a separate title. With both titles and further information available upon request.

BUSINESS RATES & COUNCIL TAX

Current Rateable Value (84 Broad St) - £9,700
Council Tax (2 Horse St) Band B

LOCAL AUTHORITY

South Gloucestershire Council.

LISTED REGISTER

List Entry Number: 1129253

EPC

84 Broad Street (Ground Floor Retail) EPC Rating C
2 Horse Street (flat) EPC Rating C

VIEWING

Strictly by appointment with the Agents: David James, tel 01453 843720.

SERVICES

Mains electricity, drainage & gas heating.

Ref: 71088

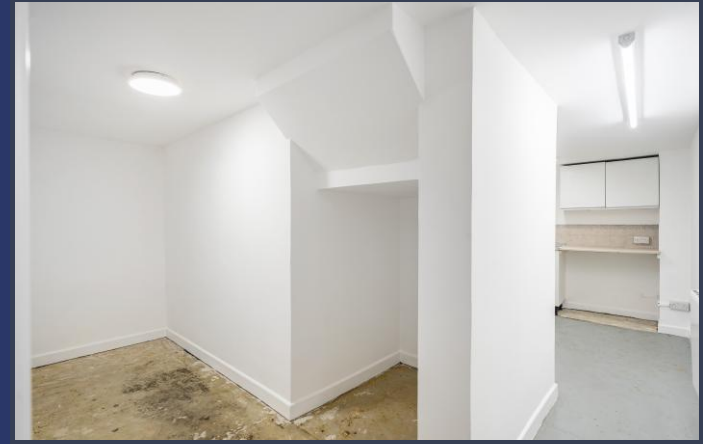
Date: June 2026

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

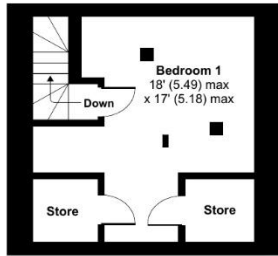
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



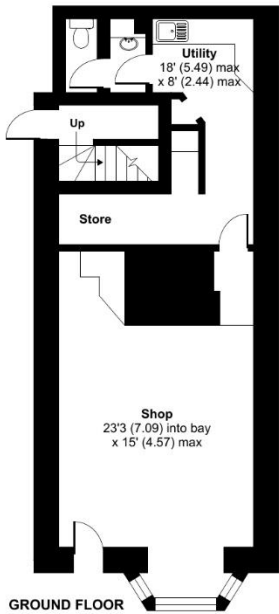
FLOOR PLAN

Broad Street, Chipping Sodbury, Bristol, BS37

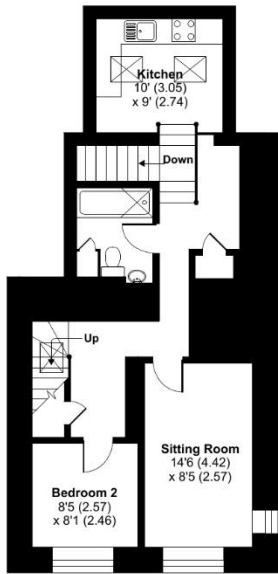
Approximate Area = 1533 sq ft / 142.4 sq m
For identification only - Not to scale




SECOND FLOOR



GROUND FLOOR

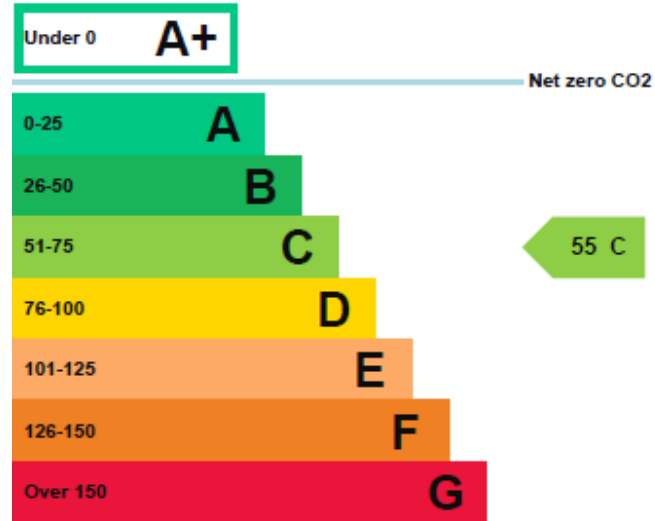


FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for DJ&P Limited. REF: 931076

EPC RATINGS

84 Broad Street – Commercial



2 Horse Street – Residential

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		