



**COUNTRY**  
PROPERTY



**9 Horse Street, Chipping Sodbury, BS37 6DA**

Chipping Sodbury

**£249,500**



# 9 Horse Street

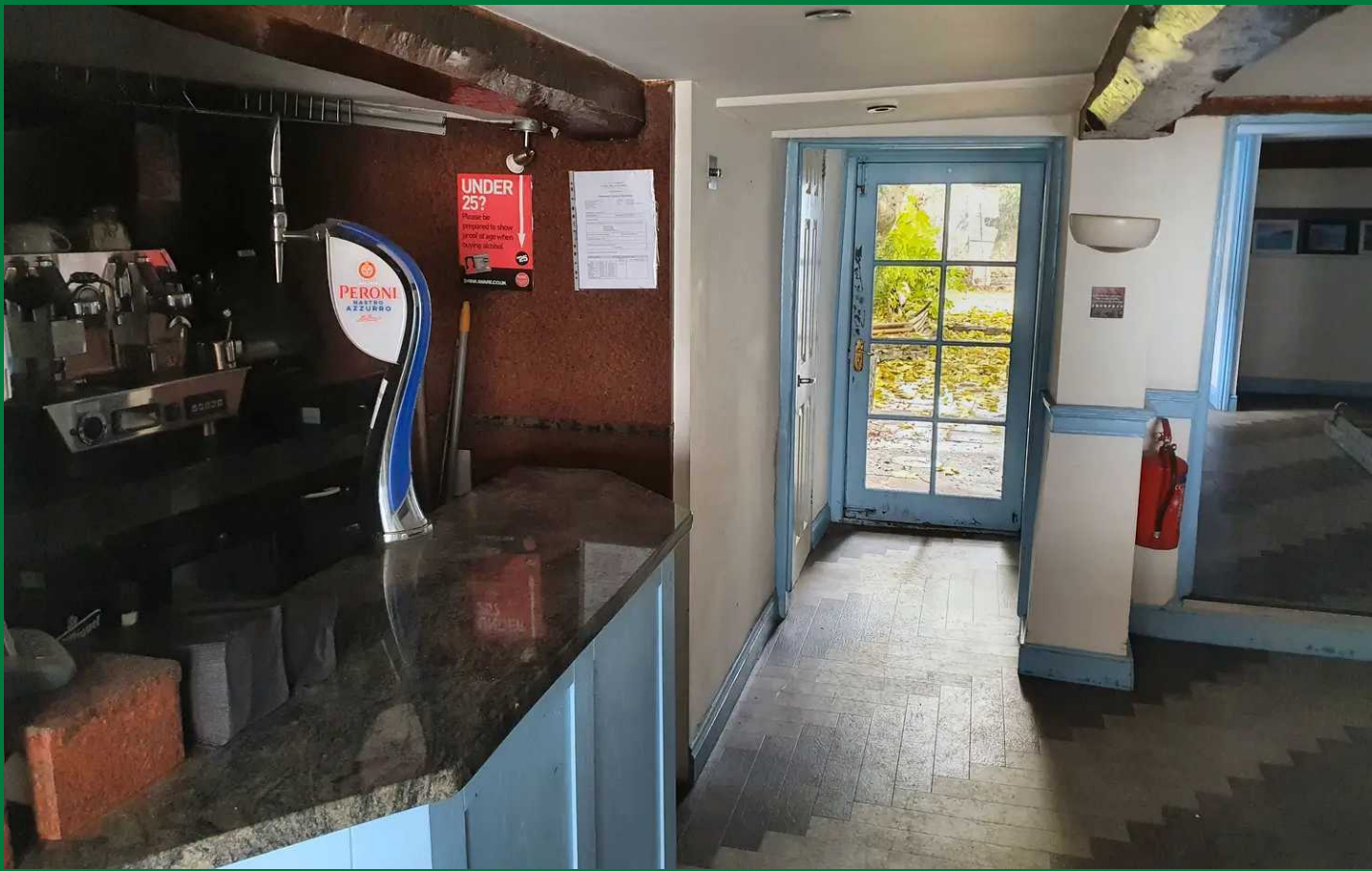
Chipping Sodbury, BS37 6DA

Substantial Grade II listed terraced property as former restaurant but with historical residential and office use, enjoying a unique view down the full length of our High Street. There is a very pleasant private walled flagstone garden to the rear.

The accommodation includes six main rooms, kitchens, store rooms and cloakroom. A very large loft space over the first floor front room offers further potential subject to relevant consents. A fitted commercial kitchen, plenty of seating areas, and high footfall make this almost a turn-key for a restaurant business - until recently having commanded around £30,000 per annum rent, with relatively little expense to set up - but with a varied history of alternative uses set useful precedents for possible conversion into a spacious 3 bedroom house or a suite of offices subject to relevant consents. Behind a Victorian facade featuring parapet with moulded cornice, the property has many interesting features throughout, giving a nod to our Town's long established 600+ year history, and the property even features a mini bar!

- Substantial Terrace Property
- Turn-key Restaurant Premises
- High Footfall on High Street
- Precedent for Residential
- Private Enclosed Garden
- Grade II listed
- No Onward Chain
- Energy Efficiency Band C





## Chipping Sodbury

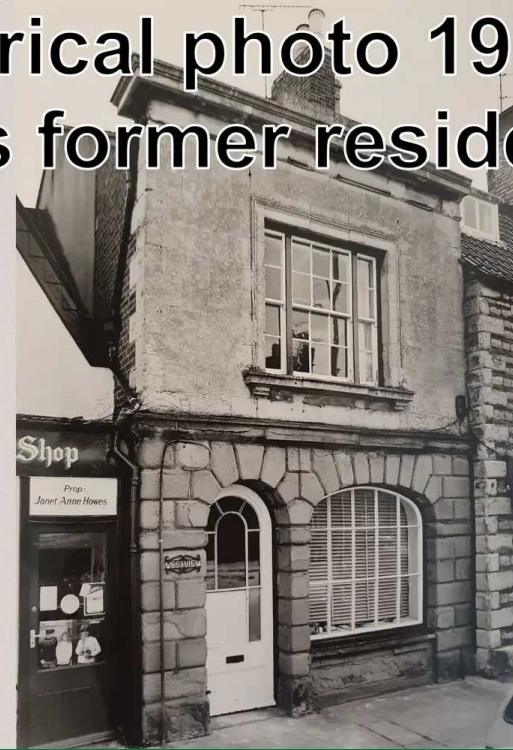
Chipping Sodbury is a thriving historic market town with first settlement thought to pre-date 1300s. Nowadays there are many social activities, clubs and organisations to be a part of. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of local pubs and restaurants. Further residential development has been consented locally. Regular bus service from Chipping Sodbury to Yate Shopping Centre which has Tesco Extra, M&S Food, cinema, leisure centre and many shops. Yate rail station = 3 miles. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

Substantial Grade II listed terraced property as former restaurant but with historical residential and office use, enjoying a unique view down the full length of our High Street, plus a pleasant garden to the rear.  
Tenure: Freehold





Historical photo 1981  
as former residential



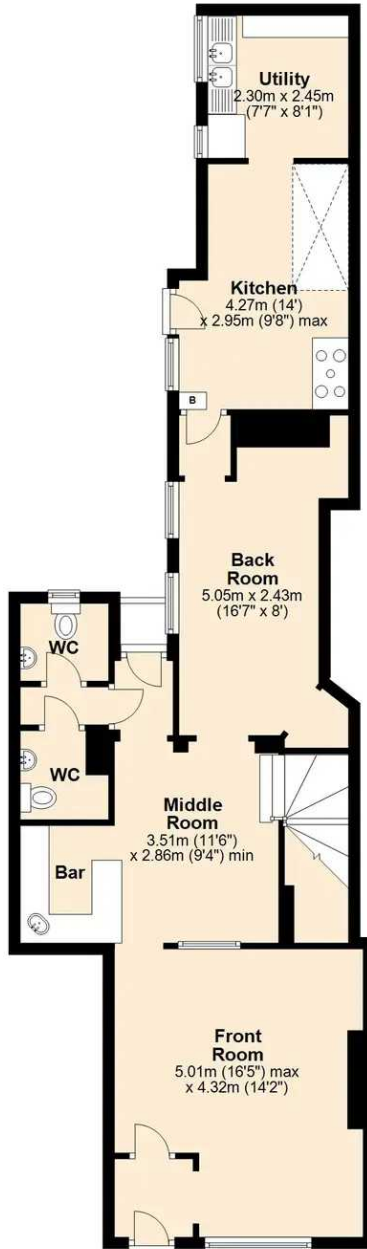
Historical photo 1982



Historical photo 1982

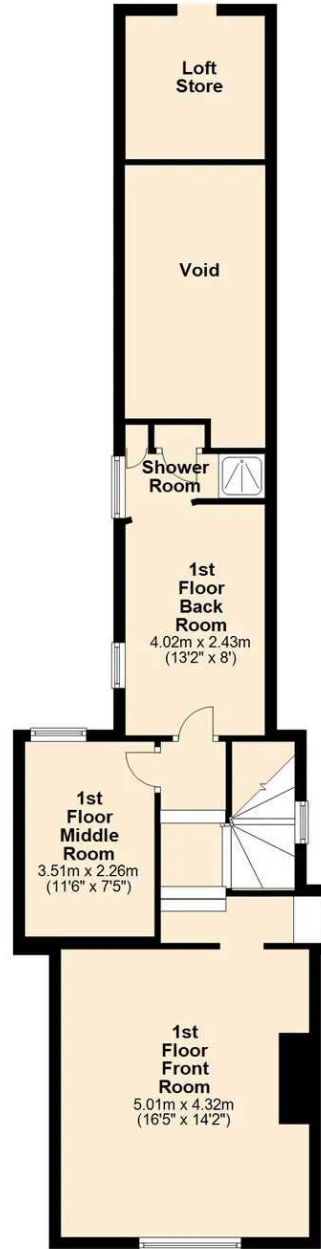
### Ground Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



### First Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



Total area: approx. 150.0 sq. metres (1614.5 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

9 Horse Street, Chipping Sodbury

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