

# FIRST FLOOR OFFICE IN POPULAR ST MARY'S SHOPPING CENTRE

First Floor Office, 9a St Mary's Street, Thornbury, BS35 2AB



- First Floor Offices in the St Mary's Centre with plenty of amenity on site including cafes, shops and supermarkets
- Approximately, 1,492 sq ft (138.61 sq m)
- Affordable rent: Only £13,000 per annum exclusive
- Self contained accommodation—two large office spaces with bright and airy decor

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COOK**  
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## LOCATION

The office is located to the South side of The St Mary Centre, which is a popular and thriving shopping centre situated in the heart of the historic market town of Thornbury, in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol. Occupiers trading within the shopping centre include Aldi, Greggs, Savers, Holland & Barrett and a number of successful independent businesses. There are also several public car parks nearby.

## DESCRIPTION

The available space is located on the first floor and has its own entrance, with a staircase leading to the open plan office accommodation which is set across two rooms. The suite is light and airy with carpet flooring, neutral decorations, gas central heating and ceiling mounted lighting throughout. There is a separate kitchen facility, as well as male and female W.C. facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor Office	1,492	138.61

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

## RENT

Quoting £13,000 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £12,750 from 1st April 2023.

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an energy performance rating of C (51).

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

May 2024



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