

EXCEPTIONAL NEWLY REFURBISHED OFFICE/RETAIL UNIT

23 High Street, Thornbury, BS35 2AE



- An attractive retail shop/office suite, recently refurbished and ready for a new tenant fit out.
- On the busy and popular High Street in Thornbury
- High levels of passing footfall as part of The St Mary's Shopping Centre
- Approximately 2,464 sq ft (229.93 sq m) NIA
- Quoting £30,000 per annum exclusive



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property fronts onto Thornbury High Street which is a popular and thriving shopping area 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 St Mary's Centre and surrounding area include Aldi, WH Smith, Holland & Barrett and a number of successful local trading businesses. There are also public car parks nearby.

DESCRIPTION

The property has been recently refurbished throughout to provide a blank canvas, ready for a new tenant. Over the ground floor, the property provides predominantly open plan office/retail space, a W.C. and store. The first floor offers additional office/storage space, a kitchenette and W.C. The property benefits from excellent natural light, recessed spotlights, air-conditioning and cooling systems. The property has one allocated parking space to the rear.

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	1641	153.50
First Floor	823	76.43
Total	2464	229.93

TENURE

The property is available by way of a new full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

Quoting £30,000 per annum exclusive.

PLANNING

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

VAT

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a rateable value of £28,750.

EPC

The property has an Energy Performance rating B (44).

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

August 2024



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