

# EXCEPTIONAL NEWLY REFURBISHED OFFICE/RETAIL UNIT

55 High Street, Thornbury, BS35 2AP



- An attractive office suite/retail shop, newly refurbished to a high standard
- On the busy and popular High Street in Thornbury
- High levels of passing footfall, cussing The St Mary's Shopping Centre
- Approximately 1,630 sq ft (151.41 sq m) NIA



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 High Street 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 attractive accommodation which provides predominantly open plan office/retail space at ground floor level, with additional basement storage. The property has additional office accommodation to the first and second floor, and benefits from two W.Cs to the ground floor with a kitchenette, and, an additional kitchenette in the second floor suite. The property benefits from excellent natural light, a variety of floor finishes, and has been fitted with air-conditioning and cooling systems. The property has two parking spaces 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
Basement Floor	164	15.23
Ground Floor	586	54.44
First Floor	471	43.75
Second Floor	409	37.99
<b>Total</b>	<b>1630</b>	<b>151.41</b>

## 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.



**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

## RENT

Price on Application.

## 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 £12,250.

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

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

## 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

FAO: Charlotte BJOROY BArch  
Tel: 0117 934 9977  
Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

FAO: Tom COYTE MRICS  
Tel: 0117 934 9977  
Email: [Tom@burstoncook.co.uk](mailto:Tom@burstoncook.co.uk)

## SUBJECT TO CONTRACT

July 2024



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