

# CLASS E UNIT ON PRIME RETAIL PITCH WITH PARKING

47b Oakleaze Road, Thornbury, BS35 2LW



- Class E unit situated on a retail parade with associated parking to the front
- Quoting rent £9,750 per annum, exclusive
- Approximately 635 sq ft (59.04 sqm)
- Within a residential area with high levels of passing vehicle traffic

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 occupies a mid terrace position on a popular retail pitch. Nearing a popular and thriving shopping area, the premises is 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.

Nearby occupiers include Morrisons, a dog groomer, hairdresser, and sandwich shop,

## DESCRIPTION

A ground floor retail unit forming part of a mid-terrace building on a pitch with high passing vehicle traffic. The premises is a bright ground floor commercial retail unit with a fully glazed PVC wood effect frontage. The property has an open plan sales area with a kitchenette and W.C. to the rear carrying a chipboard facade. The floors carry a mix of vinyl and carpet. The property benefits from strip LED lights. Rear access leads to a rear service yard with garages.

## 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	635	59.04

## TENURE

The unit 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.

## RENT

Quoting £9,750 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 £6,900 from 1st April 2023.

*Prospective tenants may be able to apply for small business rates relief.*

## VAT

All prices are exclusive of VAT. We understand the property is elected for VAT.

## EPC

The property has an Energy Performance rating C (72).

## 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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