

COMMERCIAL UNIT AT ST MARY'S CENTRE –TO LET

14 St Mary's Centre, Thornbury, BS35 2AB



- An exceptional commercial unit positioned at The St Mary's Centre in Thornbury
- Ground floor premises with neighbouring national retailers
- Quoting Rent £15,000 per annum, exclusive
- Approximately 905 sq ft (84.12 sq m) NIA
- Ample customer and staff parking on site

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 sits within the popular and thriving shopping area situated in the heart of the historic market town of Thornbury, in South Gloucestershire. Occupiers trading within The St Mary's Centre and surrounding area include Aldi, WH Smith, Holland & Barrett, Bonmarche and a number of successful local trading businesses. There are also public car parks nearby.

DESCRIPTION

The unit comprises a bright and airy ground floor commercial retail/office unit with glazed frontage at St Mary's Shopping Centre in Thornbury. The property has an open plan reception/sales area with further sales space, storage, kitchenette and single WC to the rear. The property carries painted plastered walls, excluding the rear store which has painted breezeblocks. There is a suspended ceiling, and the property has been fitted with a mix of strip lighting, pendants and spotlights. The property benefits from CCTV and air conditioning.

There is one allocated parking space to the rear of the premises.

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	905	84.12
Total	905	84.12

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.

RENT

Quoting £15,000 per annum, exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £11,250.

Prospective tenants may therefore benefit from an element of business rates relief.

VAT

We understand the property is elected for VAT.

EPC

The property has an EPC rating of D (81).

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

Tom Coyte MRICS

0117 934 9977

Tom@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2024



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