

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

PRIME SHOP/A2 OFFICE TO LET

**57 HIGH STREET,
THORNBURY, BS35 2AP**



- **PRIME RETAIL SHOP/OFFICE TO LET – RARE OPPORTUNITY**
- **A2 OFFICE TO INCLUDE A1 RETAIL**
- **PROMINENT HIGH STREET LOCATION**
- **ONLY £11,500 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

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

LOCATION

Thornbury is located five miles from the M4/M5 motorway interchange and 15 miles from Bristol city centre.

The premises are located on Thornbury's busy High Street and close to the popular St Mary's shopping centre, both locations offering many retail and banking facilities and there is also free car parking at the local Castle Court a few minutes walk from the property.

DESCRIPTION

The property comprises a ground floor retail unit fronting on to the high street with an office to the rear, a wc and kitchen. The property has recently been redecorated to a good standard and there is also the benefit of a courtyard and **one demised car parking space** located at the rear.

PLANNING

We understand that the premises benefits from having planning consent A2 retail/office use.

LEASE

The premises are available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

ACCOMMODATION

From our on site measurements, the net internal floor area comprises: -

Ground Floor Sales	510 sq ft	(47.4 sq m)
Office	96 sq ft	(8.9 sq m)
Kitchen	36 sq ft	(3.3 sq m)
Total	642 sq ft	(59.6 sq m)

BUSINESS RATES

We have been advised that the current rates payable are £3,928.50. Ingoing occupiers may benefit from small business rates relief, reducing the rates payable. We would advise interested parties make their own enquiries with South Gloucestershire Council.

RENTAL

£11,500 per annum, exclusive.

VAT

All rentals and prices quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents, Burston Cook.

FAO: Andrew Oliver MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

DECEMBER 2009

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.