

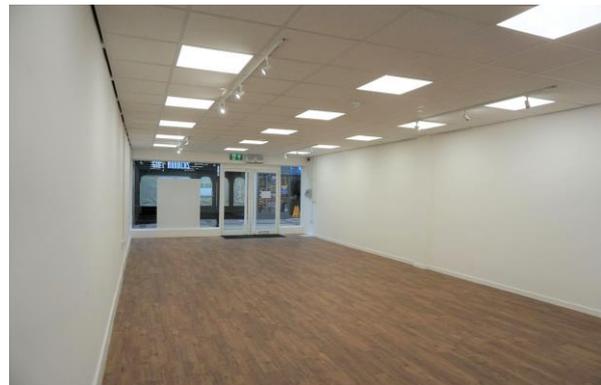


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## **“CLASS E” UNIT TO LET**

# **UNIT 10 ST MARY’S WAY, ST MARY CENTRE, THORNBURY, BRISTOL, BS35 2BH**

*Commercial Unit available in a fantastic and characterful shopping centre  
situated within the thriving historic market town of Thornbury*



- **“CLASS E” UNIT AVAILABLE TO LET ON FLEXIBLE TERMS**
- **SITUATED IN A BUSY AND THRIVING TRADING LOCATION**
- **QUOTING RENT £15,000 PER ANNUM, EXCLUSIVE**
- **NET INTERNAL AREA OF APPROX. 1,483 SQ FT (130.34 SQ M)**

SUBJECT TO CONTRACT

## LOCATION

The unit is situated in the heart of The St Mary Centre, which is a popular and thriving shopping centre 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 shopping centre include Aldi, WH Smith, Holland & Barrett, Greggs, Savers, and a number of successful local independent businesses. There are also a number of public car parks nearby.

## DESCRIPTION

The property comprises a self-contained retail unit forming part of The St Mary Centre which incorporates three pedestrianised malls or walkways. The unit is situated in the main mall area and benefits from a large glazed frontage and a good level of footfall. The unit has an open plan sales area on the ground floor with rear access to a service yard. To the first floor there is a large storage area / office and a single W.C. facility.

## ACCOMMODATION

The property provides the following approximate net internal area in accordance with the RICS Property Measurements Standard (2<sup>nd</sup> Edition, January 2018):-

Ground Floor	683 sq ft	(63.45 sq m)
First Floor	800 sq ft	(74.32 sq m)
Total:	1,483 sq ft	(137.77 sq m)

## TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease on flexible lease terms to be agreed. There will also be an annual service charge payable – further details available on request.

## RENT

£15,000 per annum, exclusive.

## BUSINESS RATES

Rateable Value: 2021/2022 £14,500

Interested parties may qualify for small business rate relief on a property with a rateable value of £15,000 or less. However, interested parties should contact the local authority to confirm the rate payable.

## USE

The unit benefits from use “Class E” and may suit a variety of uses subject to landlord consent.

## ENERGY PERFORMANCE CERTIFICATE

E (102).

## VAT

The property is elected for VAT therefore VAT will be payable on prices.

## LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent: -

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**UPDATED SEPTEMBER 2021**

### 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.