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***... EXCELLENT OPPORTUNITY TO SECURE A FULLY FITTED CATERING UNIT WITH FRONT CAFÉ IN THORNBURY LEISURE CENTRE ...***

***\*ADDITIONAL OPPORTUNITY TO CATER FOR LEISURE CENTRE EVENTS ALSO AVAILABLE\****

**CATERING UNIT, THORNBURY LEISURE CENTRE,  
THORNBURY ROAD, THORBURY, BRISTOL, BS35  
3JB.**



- **FANTASTIC OPPORTUNITY TO SECURE A FULLY FITTED KITCHEN UNIT**
- **PERFECT FOR A CATERING BUSINESS IN NEED OF KITCHEN SPACE!**
- **READY FOR OPERATION IMMEDIATELY**
- **QUOTING RENT ONLY £12,000 PER ANNUM, EXCLUSIVE**
- **BUSINESS OPPORTUNITY TO CATER FOR CONFERENCE EVENTS**

SUBJECT TO CONTRACT

## LOCATION

Thornbury is a market town in South Gloucestershire, approximately 12 miles (19 km) north of Bristol. It is an expanding town and is a popular location for commuters who work in and around Bristol. The café unit is located at ground floor level within the Thornbury Leisure Centre. The Leisure Centre comprises a swimming pool, fitness centre to include a gym, racket courts and a large conference space with bookable meeting rooms.

## PROPERTY

The subject property is a ground floor kitchen premises located within Thornbury Leisure Centre. The kitchen is located within a café in the conference centre part of the complex. The kitchen can be accessed directly from the rear and is fully fitted with commercial extraction. There is a serving counter and seating area which is primarily used as and when conferences or events take place.

The conference café is fitted with laminate wood effect flooring, suspended ceilings with LED panel lighting and pendant lighting, a serving counter with hand basin and a domestic extraction hood. It also comes with tables and chairs for around 30 covers, and three freestanding chiller units for cold food and drink items. The conference kitchen is fitted with tiled walls and flooring, suspended ceilings with fluorescent strip lighting, full commercial extraction and a range of kitchen equipment, fixtures, and fittings.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition), the property has the following approximate net internal areas:

Conference Café:	550 sq ft	(51.09 sq m)
Conference Kitchen:	419 sq ft	(38.92 sq m)

## FIXTURES AND FITTINGS

The property is to be let with the benefit of the Landlords fixtures and fittings within the kitchen and café to include a fitted kitchen and café furniture. The fixtures and fittings will remain in the Landlords ownership and the Tenant is to keep the fixtures and fittings in full repair throughout the lease term.

## TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term to be agreed and by way of a service charge. A deposit may also be required.

## RENT

£12,000 per annum, exclusive.

## ADDITIONAL BUSINESS OPPORTUNITY

The Leisure Centre is seeking a caterer to cater for events that are held at the conference Centre. Further details available upon request.

## BUSINESS RATES

Business rates to be confirmed.

Occupiers may benefit from additional small business rates relief. We would recommend all interested parties make enquiries directly with South Gloucestershire Council to establish the level of rates relief they are eligible for.

## ENERGY PERFORMANCE CERTIFICATE

A (22).

## LEGAL COSTS

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

## VAT

All prices exclude VAT if applicable.

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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.

## **VIEWING AND FURTHER INFORMATION**

Viewings are to be strictly by appointment through the sole agent: -  
Burston Cook

FAO: Holly Boulton BSc (Hons), Tom Coyte MRICS

Email: holly@burstoncook.co.uk tom@burstoncook.co.uk

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**December 2021**

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