Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

RETAIL UNIT TO LET

UNIT 7, ST MARY STREET, ST MARY CENTRE, THORNBURY, BRISTOL, BS35 2BH

Retail unit available in a fantastic and characterful shopping centre situated within the thriving historic market town of Thornbury

- **RETAIL UNIT AVAILABLE TO LET ON FLEXIBLE TERMS**
- **SITUATED IN A BUSY AND THRIVING TRADING LOCATION**
- **LOW BUSINESS RATES PAYABLE**
- **£12,000 PER ANNUM, EXCLUSIVE**
- **NET INTERNAL AREA 1,290 SQ FT (119.84 SQ M)**

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
The retail unit is located in The St Mary Centre, Thornbury 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 popular shopping centre include Aldi, WH Smith, Holland & Barrett and a number of successful local trading businesses. The chain store Savers has also taken occupation within the Centre. There is excellent footfall in this location due to Aldi and the Centre being in such close proximity to a large public car park.

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 set within a standalone building over ground and first floors with WC and kitchen facilities.

ACCOMMODATION
We understand that the property has the following approximate Net Internal Area in accordance with the RICS Property Measurements Standards (May 2015):-

Unit 7 St Mary Street	1,290 sq ft	(119.84 sq m)

TENURE
The retail unit is offered to let by way of a new effectively full repairing and insuring lease on flexible lease terms to be agreed.

RENT
£12,000 per annum exclusive.

BUSINESS RATES
Rateable Value £9,700

"Interested parties may qualify not to pay business rates on a property with a rateable value of £12,000 or less. https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief However, interested parties should contact the local authority to confirm rate payable."

USE
The unit benefits from Use Class A3 / A5 and we would highlight that other uses may be available subject to planning.

ENERGY PERFORMANCE CERTIFICATE
A copy of the Energy Performance Certificate can be made available on request.

VAT
All prices and rentals quoted are exclusive of VAT unless otherwise stated.

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 joint agents: -

Burston Cook	Carter Baynes
FAO: Tom Coyte MRICS & Holly Boulton BSc (Hons)	FAO: Paul Suggit FRICS
Tel: 0117 934 9977	Tel: 0117 929 0033

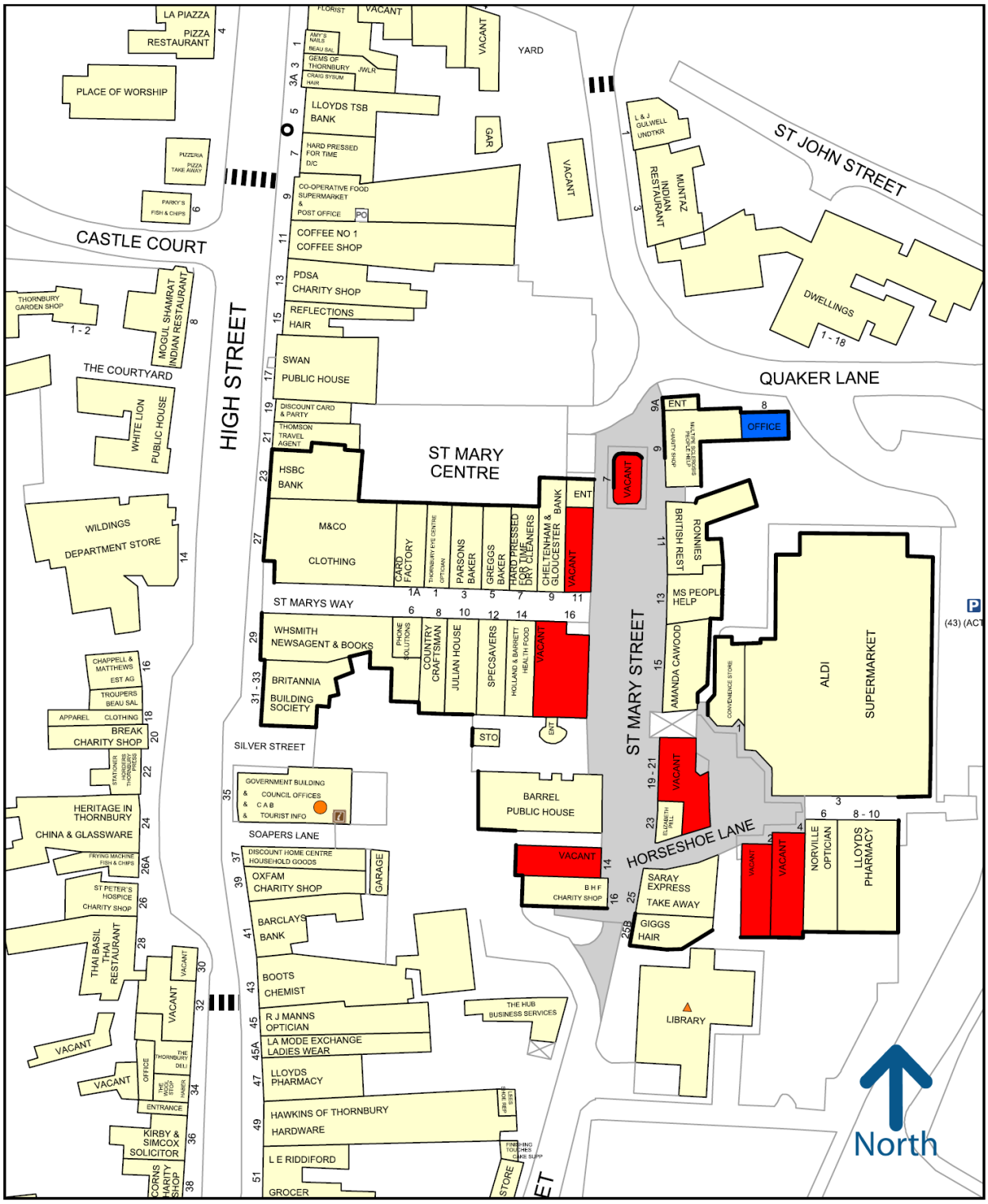
SUBJECT TO CONTRACT **NOVEMBER 2017 (Revised July 2018)**

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.

Thornbury



50 metres

Experian Goad Plan Created: 10/07/2017
Created By: Carter Baynes

Map data

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