

# COMMERCIAL UNIT AT ST MARY'S CENTRE – TO LET

2 Horseshoe Lane, St Mary's Centre, Thornbury, BS35 2AZ



- An exceptional commercial unit positioned at The St Mary's Centre in Thornbury
- Ground floor premises with neighbouring national retailers
- Quoting Rent £16,500 per annum, exclusive
- Approximately 1,032 sq ft (95.91 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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## 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 include Aldi, WH Smith, Holland & Barrett, Bonmarché, Coffi Lab 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 unit with glazed frontage. The property has an open plan sales area with storage, kitchenette and a single WC (and baby change) to the rear. The property carries painted walls, a mix of vinyl and carpeted floors, and a suspended ceiling which has been fitted with office style lighting. The property benefits from CCTV and electric heating.

## 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	964	89.63
Ground Floor Ancillary	68	6.28
<b>Total</b>	<b>1,032</b>	<b>95.91</b>

## 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.

The service charge for the year 2025 is £4,735.30.

## RENT

Quoting £16,500 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 the following rateable value:

	Rateable Value	Rates Payable
Current	£13,500	£5,805.00
From 1st April 2026	£11,000	£4,730.00

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## VAT

We understand the property is elected for VAT.

## EPC

The property has an EPC rating of E (104).

## 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

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### SUBJECT TO CONTRACT

February 2025

