

OFFICE SUITE AT ST MARY'S CENTRE –TO LET

10a St Mary's Street, Thornbury, BS35 2AB



- An exceptionally positioned office suite at The St Mary's Centre in Thornbury
- First floor office suite amongst various national retailers
- Quoting Rent £14,500 per annum, exclusive
- Approximately 1,832 sq ft (170.16 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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COOK**
0117 934 9977

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 and surrounding area include Aldi, WH Smith, Holland & Barrett, Bonmarche and a number of successful local trading businesses. There are also public car parks nearby.

DESCRIPTION

The property has an open plan office with kitchenette, stores and male and female W.C. provisions. The property carries woodchip wallpapered walls, carpets and tiling in the bathroom. There is a suspended ceiling, and the property has been fitted with office style Cat 2 lighting. There are four roof lanterns in the office and one in each of the W.C's. The property benefits from electric heating and water, and I have assumed that there is one allocated parking space, in line with the other units at the St Mary's Centre.

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
Office Suite	1,689	156.89
	143	13.27
Total	1,832	170.16

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.

RENT

Quoting £14,500 per annum, exclusive.

SERVICE CHARGE

The service charge payable for the year 2025 is £3,011.48.

PLANNING

Use Class E - therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £17,000.

VAT

We understand the property is elected for VAT.

EPC

The property has an EPC rating of D (77).

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

FAO: Charlotte Bjoroy BArch

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Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2025



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