

# RETAIL UNIT AT THRIVING SHOPPING CENTRE-TO LET

29 High Street, Thornbury, Bristol, BS35 2AR



- Prominent Location at The St Mary's Shopping Centre and on the High Street in Thornbury
- Approximately 2,589 Sq Ft (240.58 Sq m)
- Quoting £45,000 per annum.
- Use Class E—therefore suitable for a wide range of different uses to include office, medical, clinic, financial & professional services

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 unit is located on the High Street in Thornbury, which is a popular and thriving historic market town in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol, and hundreds of new homes are being built in the area. Occupiers trading within the near popular shopping centre include Aldi, Greggs, Holland & Barrett, Savers, and a number of successful local trading businesses. There are also a number of free public car parks available in close proximity for shoppers.

## DESCRIPTION

The property comprises a bright and airy ground floor retail unit with an aluminium framed glazed frontage at St Mary's Shopping Centre in Thornbury. The property offers open plan sales area with a rear stock room (benefiting from a loading bay) and a disabled W.C. The property has been fitted with laminate effect flooring, a suspended ceiling and benefits from air conditioning. There is one allocated car parking space to the rear of the property.

## 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	2,057	191.13
Ground Floor Ancillary	532	49.45
<b>Total</b>	<b>2,589</b>	<b>240.58</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. There is a small estates charge payable.

## QUOTING RENT

£45,000 per annum.

## PLANNING

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

## BUSINESS RATES

In accordance to the Valuation Office Agency, the property has the following designation:

Rateable value: £24,000  
Rates Payable (2026/2027): £9,168

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an energy performance rating of C (52).



**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or

## 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

Tel: 0117 934 9977

Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

## SUBJECT TO CONTRACT

June 2026



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