



TO LET



RETAIL PROPERTY AT
THRIVING SHOPPING
CENTRE IN THORNBURY



SIZE (NIA)
2,589 sq ft
240.58 sq m



QUOTING RENT
£32,500 pax



THE OPPORTUNITY

- Popular location at The St Mary's Shopping Centre and on the High Street in Thornbury
- 'Class E' premises offered to let—suitable for a wide variety of uses
- Approximately 2,589 sq ft (240.58 sq m) NIA
- Price on Application

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.

PARKING

There is one allocated parking space on site.



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.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	2,057	191.13
GROUND FLOOR ANCILLARY	532	29.45
TOTAL	2,589	240.58

TENURE

The property 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 with the landlord.

RENT

Quoting £32,500 pax.

SERVICE CHARGE

The Service Charge apportionment for 2025/2026 is £2,835.37 per quarter.

PLANNING

We understand the property benefits from Use Class E planning.

All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#), the property has the following designation as of April 2026:

Rateable Value: £24,000

Rates Payable: £9,168

N.B All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.



EPC

The property has an [Energy Performance](#) rating of C (52).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent: **BURSTON COOK**

SUBJECT TO CONTRACT

JUNE 2026



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