

14 ST MARY'S WAY, THORNBURY, BS35 2BH

BURSTON COOK
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TO LET



RETAIL PROPERTY AT
THRIVING THORNBURY
SHOPPING CENTRE



SIZE (NIA)
1,830 sq ft
170.09 sq m



QUOTING RENT
£18,500 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 1,830 sq ft (170.09 sq m) NIA
- Quoting £18,500 per annum exclusive

LOCATION

The property is located at the St Mary's Shopping Centre 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, Bonmarche, Coffi Lab, 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 unit comprises a bright and airy ground floor commercial unit with and aluminium framed glazed frontage. The property has an open plan sales area with rear storage. To the first floor there is further office, storage, welfare space and a single W.C. The property carries vinyl floors, painted plastered walls, and both plastered and a suspended ceiling. There is a mix of strip lighting and recessed LED paneled lighting. Services include water, electricity and airconditioning has been installed.

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	894	83.09
FIRST FLOOR	936	87.00
TOTAL	1,830	170.09

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 £18,500 per annum, exclusive.

SERVICE CHARGE

The Service Charge apportionment for 2025/2026 is £6,638.37 per annum.

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: £13,250
Rates Payable: £5,061.50

N.B. Tenants are likely to qualify for an element of small business rates relief. All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.



EPC

An Energy Performance Certificate has been commissioned and can be made available on request.

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, Burston 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 Burston Cook expertise and accordingly Burston 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

AUGUST 2026



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