



TO LET / MAY SELL



RETAIL UNIT TO LET
ON BUSY HIGH
STREET



SIZE (NIA)
1,024 - 1,767 sq ft
95.13 - 164.16 sq m



QUOTING RENT
£12,500 pax -
£17,500 pax



THE OPPORTUNITY

- Prominent location on Thornbury High Street.
- 'Class E' premises offered for to let/ may sell.
- Approximately 1,024 sq ft (95.13 sq m) NIA
- Quoting £17,500 per annum, exclusive for the commercial unit.

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, Coffee 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.

DESCRIPTION

The property offers open plan sales space with ancillary offices and basement storage upon the High Street. The property has been fitted with suspended ceilings, carpeted floors and a mix of office style lighting and strip lighting. First floor office accommodation is also available. Services include water, gas, a wet central heating system and electricity.



ACCOMMODATION

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

AREA (COMMERCIAL)	SQ FT	SQ M
GROUND FLOOR	871	80.93
BASEMENT	153	14.20
FIRST	743	69.03
TOTAL	1,767	164.16

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 / PRICE

Ground and Basement - Quoting £12,500 per annum, exclusive.
Ground, Basement & First - Quoting £17,500 per annum, exclusive.

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](#) website, the property has the following designation as of April 2026:

Rateable Value: £12,750
Rates Payable: £4,870.50

All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable. We understand the property is not VAT elected.

EPC

The property has had an [Energy Performance](#) certificate commissioned and can be made available upon 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.

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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