37-39 OAKLEAZE ROAD, THORNBURY, BRISTOL, BS35 2LW

BURSTON COOK
0117 934 9977



TO LET

RETAIL UNIT TO LET ON POPULAR THORNBURY NEIGHBOURHOOD PARADE

SIZE (NIA)
2,566 sq ft
238.35 sq m

£ QUOTING RENT
£29,750 pax

THE OPPORTUNITY

- Prominent location on Oakleaze Road, Thornbury
- 'Class E' premises offered to let
- Approximately 2,566 sq ft (238.35 sq m) NIA
- Quoting rent £29,750 per annum, exclusive.

LOCATION

The property occupies a prominent position on a popular retail pitch - Oakleaze Road. Positioned within a residential area and in close proximity to the High Street and St Mary's Shopping Centre, Oakleaze Road is a popular and thriving shopping area, situated in the heart of the historic market town of Thornbury, in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol. Nearby occupiers include Premier, a dog groomer, hairdresser and sandwich shop.

DESCRIPTION

The property offers a double fronted glazed retail premises over ground and first floor. Internally, the property offers open plan sales space with ancillary stock room, offices W.C. facilities, kitchenette and first floor storage. The property has been fitted with a suspended ceiling, vinyl floors and a mix of recessed LED paneled lighting and strip lighting. Services include water and electricity and a security roller shutter has been fitted.



CAR PARKING

There are customer parking bays directly to the front of the property.

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 SALES	1,529	142.02
GROUND FLOOR ANCILLARY	391	36.37
FIRST	645	59.96
TOTAL	**2,566**	**238.35**

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.

QUOTING RENT

Quoting £29,750 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:

Property: 37 -37a & 39-39a, Thornbury, Bristol, BS34 5RW
Rateable Value: £28,750
Rates Payable: £10,982.50
All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable. We understand the property is VAT elected.

EPC

The property has an Energy Performance rating of D (84).

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
NOVEMBER 2026



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