

# ST MARY CENTRE

The heartbeat of our community



Owned and managed by:



Peer Group PLC

CHARACTER RETAIL AND OFFICE UNITS AVAILABLE IN THE HISTORIC MARKET TOWN OF THORNBURY





# A thriving commercial location along the M5/M4 corridor

## DESCRIPTION

The St Mary Centre was built in 1984 and has since been the main focus for retailing in the town.

Shortly after its construction the scheme won a Conservation Award for its design, which incorporated several historic buildings, such as the old grammar school.

The centre, which is formed by three pedestrianised malls or walkways, is anchored by an Aldi supermarket. Other occupiers include WH Smith, Lloyds Pharmacy, Greggs, Specsavers, Card Factory, M & Co Fashion together with branches of HSBC and TSB banks.

The adjacent, free of charge, Rock Street car park has 350 spaces.

## LOCATION

The South Gloucestershire market town of Thornbury is located just off the A38, twelve miles north of Bristol city centre and within five miles of junction 16 of the M5 motorway, which is close to the M4/M5 interchange.

At the 2011 census, the town's resident population was 12,063, of which 27.43% are classed as Symbols of Success and 26.31 % as Suburban Comfort by Mosaic Lifestyle Group (2007).

Thornbury is consistently included in the Sunday Times list of 'Best places to live in the UK'.

The town has many historic buildings, including a Tudor castle which is now a high class hotel and the 12th century St Mary's church.

In terms of other commercial activity, the town supports a thriving central retail area, which is focused around the St Mary Centre and the adjacent High Street, an edge of centre Tesco supermarket, the Thornbury Office Park and several other employment locations.

The town is popular with Bristol commuters, particularly those who work in the many business parks which are located along the M5/M4 corridor, such as Aztec West.

# Flexible lease terms to suit your needs

## LEASE TERMS

The units will be made available by way of new flexible leases for a term of years to be agreed.

Repairs and insurance will be the responsibility of the landlord, subject to payment of a service charge to which all tenants at the centre contribute.

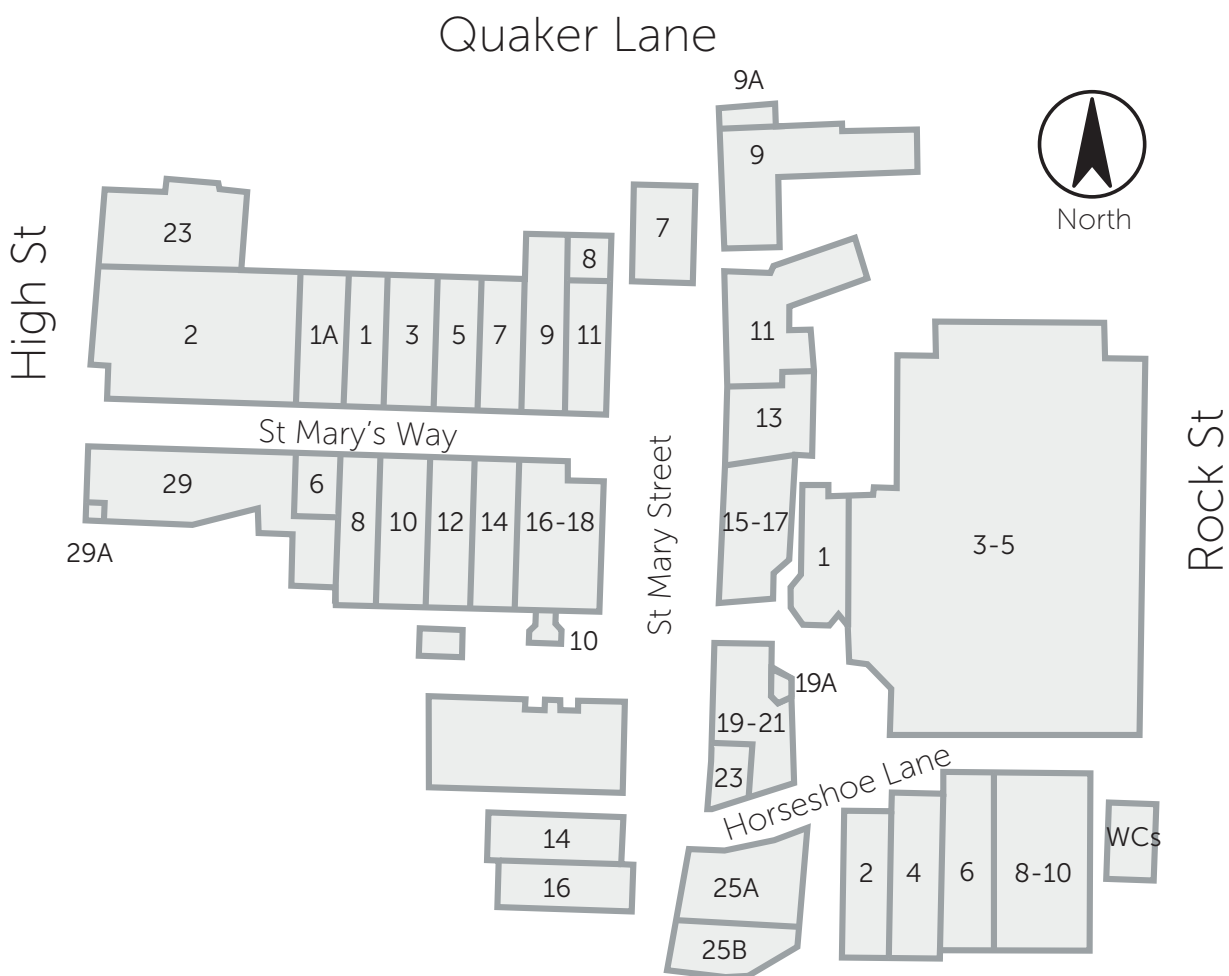
## BUSINESS RATES

Responsibility of tenant.



Retail and Office Units Available To Let - [stmarycentre.co.uk](http://stmarycentre.co.uk)





**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

**EPC RATINGS**

EPC ratings for individual units are available on request.

**RENT**

On application.

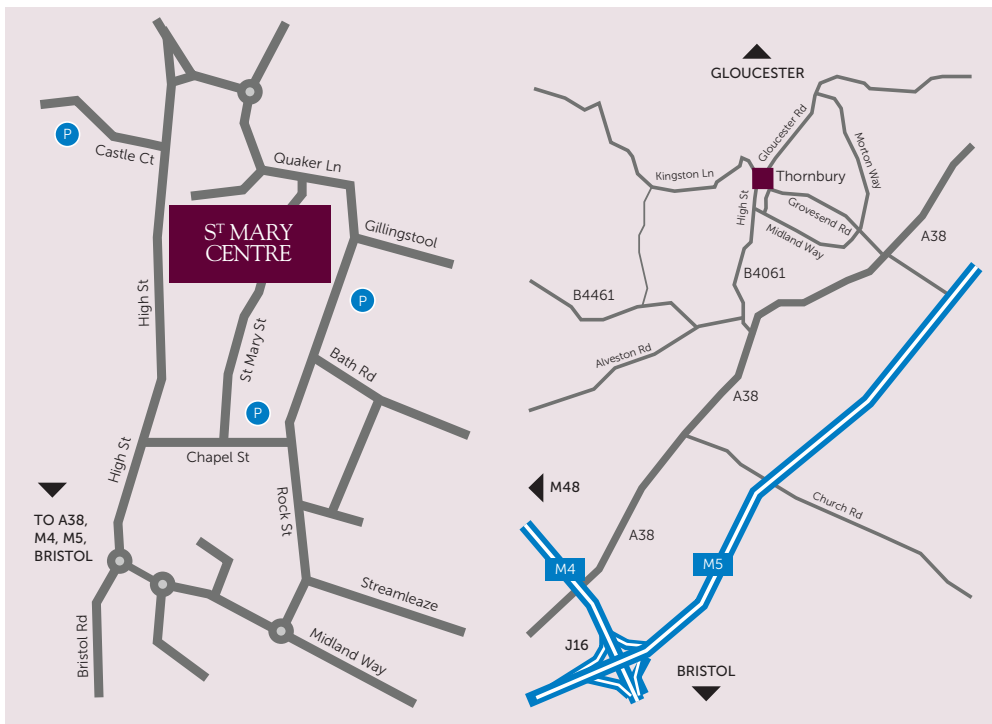
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**MISREPRESENTATION**

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