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## **TO LET**

# **FIRST FLOOR OFFICE, 9A ST MARY STREET, THORNBURY, BS35 2AB**



- **FIRST FLOOR OFFICES IN THE ST MARY'S CENTRE WITH PLENTY OF AMENITY ON SITE INCLUDING CAFES, SHOPS AND SUPERMARKETS**
- **APPROX. 1,492 SQ. FT (138.61 SQ. M)**
- **AFFORDABLE RENT, ONLY £13,000 PER ANNUM, EXCLUSIVE**
- **COMPLETELY SELF-CONTAINED ACCOMODATION**
- **TWO LARGE OFFICE ROOMS WITH BRIGHT AND AIRY DECOR**

SUBJECT TO CONTRACT

## LOCATION

The office is located to the South side of The St Mary Centre, which is a popular and thriving shopping centre 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. Occupiers trading within the shopping centre include Aldi, Greggs, Savers, Holland & Barrett and a number of successful independent businesses. There are also several public car parks nearby.

## DESCRIPTION

The available space is located on the first floor and has its own entrance, with a staircase leading to the open plan office accommodation which is set across two rooms. The suite is light and airy with carpet flooring, neutral decorations, gas central heating and ceiling mounted lighting throughout. There is a separate kitchen facility, as well as male and female W.C. facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the office has the following approximate useable floor area: -

First Floor                      1,492 sq ft              (138.61 sq m)

## TERMS

The office is available to rent by way of new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed at a quoting rent of £13,000 per annum, exclusive.

A service charge will also be payable, and a deposit may be required – further details available on request.

## USE

We understand the property benefits from “Class E” use and could suit a variety of occupiers.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the office has the following designation: -

Rateable Value:                      £13,500

We recommend that occupiers make their own enquiries in relation to Rates Payable.

## ENERGY PERFORMANCE CERTIFICATE

C (51).

## VAT

We have been advised that the building is elected for VAT, therefore VAT will be payable on all prices.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent: -

Burston Cook

FAO: Holly Boulton

Tel: 0117 934 9977

Email: [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**September 2022**

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.