

"CLASS E" UNIT AVAILABLE TO LET IN SHOPPING CENTRE

Unit 9 St Mary's Way, St Mary Centre, Thornbury, Bristol, BS35 2BH



- A ground floor unit available to let in the St Mary's Shopping Centre
- The property benefits from strong visibility in the main walkway of the Centre
- Spacious sales area with rear ancillary accommodation
- Approximately 1,040 sq. ft (96.7 sq. m)
- Class E use—may suit a variety of uses subject to landlord consent



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The unit is located in The St Mary Centre, Thornbury 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, and hundreds of new homes are being built in the area.

Occupiers trading within the popular shopping centre include Aldi, Greggs, Holland & Barrett, 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 unit is situated over the ground floor and benefits from a large sales area, with two separate rooms to the rear, a kitchen facility and two W.C.'s , including one disabled facility. There is also rear access into a service yard. The property is fitted with a suspended ceiling and LED lighting, ceiling mounted air conditioning and gas central heating .

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approx. net internal floor area of 1,040sq. ft (96.7 sq. m).

TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. There is a service charge payable and a deposit may be required.

RENT

Quoting £15,000 per annum, exclusive.

PLANNING

Use Class E – therefore may be suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £15,250 from 1st April 2023.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

VAT

We have been advised that the property is elected for VAT.

EPC

A copy of the EPC certificate is available upon request.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated January 2024

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 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.

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.

