

PROMINENT HIGH STREET PROPERTY FOR SALE

20 HIGH STREET, THORNBURY, BRISTOL, BS35 2AH



- Prominent High Street location in Thornbury
- Ground floor shop, first and second floor office accommodation
- Could suit residential development subject to relevant consents
- Approximately 1,614 sq. ft (149.95 sq. m)
- Ground floor let until September 2026, upper floors vacant
- Quoting £225,000 for the Freehold

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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 **BURSTON
COOK**
0117 934 9977

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, 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 property comprises a ground floor retail unit with first and second floor offices, within a mid-terraced building situated on the High Street in Thornbury. The offices have their own access from the ground floor and are completely self-contained. Currently configured as four separate office rooms over two floors, with a separate kitchenette and two single WC's.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has a net internal floor area of approximately 903 sq. ft (83.9 sq. m) at ground floor level, and 711 sq. ft (66.05 sq. m) over first and second floors.

TENURE

Freehold.

TENANCY

We understand that there is a lease in place on the ground floor, held on effectively full repairing and insuring terms until the 28th of September 2026. The passing rent is £12,500 per annum, exclusive.

QUOTING PRICE

£225,000.

RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation: -

Rateable Value: £7,600 from the 1st of April 2023.

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

A copy is available upon request.

VAT

We understand that the building is not elected for VAT therefore VAT will not be payable.

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 only through the sole agent:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2023

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.

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



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