

BLADEN

PROPERTY CONSULTANTS

TO LET

RESTAURANT/CAFE
183 SQ M (1,970 SQ FT)



7 HIGH STREET
THORNBURY
SOUTH GLOUCESTERSHIRE, BS35 2AE

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BLADEN COMMERCIAL PROPERTY CONSULTANTS
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

www.bladenproperty.co.uk

LOCATION

- The property is located in Thornbury, a market town in South Gloucestershire, within close proximity to Bristol.
- The property is located in a prominent location on the high street. Nearby occupiers include Lloyds Bank, Coop, Coffee#1, Dominoes and Costa.

DESCRIPTION

- Well situated restaurant, café bar, coffee shop
- Ground floor split level unit offering a large open plan sales area, with wooden flooring and large roof lights providing high levels of natural light.
- Commercial kitchen
- Rear paved courtyard
- Connected to all mains services
- Off road parking for one car

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Sales area	144	1,550
Kitchen	39	420
WC	-	-
WC	-	-
Disabled WC	-	-
Net Internal Area	183.00	1,970

TENURE

Available on a fully repairing and insuring lease for a term to be agreed.

PRICE

£35,000 per annum exclusive

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises
Rateable Value: £17,250

Interested parties are advised to make their own enquiries with the Valuation Office agency to ascertain the exact rates payable.

COSTS

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

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We are advised the property is not elected for VAT.

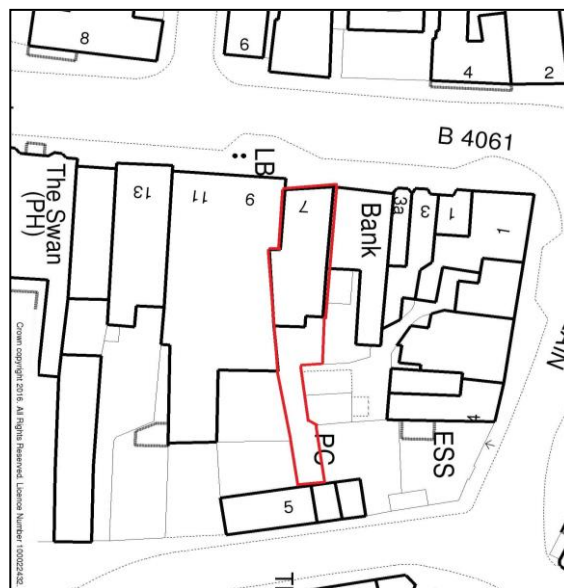
PLANNING

The property has planning consent A3 (Restaurants and cafes) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C (75)

LOCATION PLAN



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen
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SUBJECT TO CONTRACT

November 2019