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## **RETAIL UNIT TO LET**

# **UNIT 3 ST MARY'S WAY, ST MARY CENTRE, THORNBURY, BRISTOL, BS35 2BH**

*Retail unit available in a fantastic and characterful shopping centre situated  
within the thriving historic market town of Thornbury*



- **RETAIL UNIT AVAILABLE TO LET ON FLEXIBLE TERMS**
- **SITUATED IN A BUSY AND THRIVING TRADING LOCATION**
- **LOW BUSINESS RATES PAYABLE**
- **£17,500 PER ANNUM, EXCLUSIVE**
- **NET INTERNAL AREA 1,403 SQ FT (130.34 SQ M)**

**SUBJECT TO CONTRACT**

## **LOCATION**

The retail 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. Occupiers trading within the popular shopping centre include Aldi, WH Smith, Holland & Barrett and a number of successful local trading businesses. The chain store Savers has also taken occupation within the Centre. There is excellent footfall in this location due to Aldi and the Centre being in such close proximity to a large public car park.

## **DESCRIPTION**

The property comprises a self-contained retail unit forming part of The St Mary Centre which incorporates three pedestrianised malls or walkways. The unit is situated in the main mall area and benefits from a large glazed frontage and a good level of footfall. The retail unit has a sales area on the ground floor with rear access to the yard and a disabled W.C. facility. To the first floor there is a storage area, office and two single W/C's.

## **ACCOMMODATION**

The property provides the following approximate net internal area in accordance with the RICS Property Measurements Standard (2<sup>nd</sup> Edition, January 2018):-

Ground Floor	711 sq ft	(66.05 sq m)
First Floor	692 sq ft	(64.28 sq m)
Total:	1,403 sq ft	(130.33 sq m)

## **TENURE**

The retail unit is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge on flexible lease terms to be agreed.

## **RENT**

£17,500 per annum, exclusive.

## **BUSINESS RATES**

Rateable Value £14,500

Interested parties may qualify for Small business rate relief on a property with a rateable value of £15,000 or less. However, interested parties should contact the local authority to confirm the rate payable.

## **USE**

The unit benefits from Use Class A1 (General Retail) and we would highlight that other uses may be available subject to planning.

## **ENERGY PERFORMANCE CERTIFICATE**

E (123).

## **VAT**

All prices and rentals quoted are exclusive of VAT unless otherwise stated.

### **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.

## LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -  
FAO: Tom Coyte MRICS & Holly Boulton BSc (Hons)  
Tel: 0117 934 9977

Carter Baynes  
FAO: Paul Suggit FRICS  
Tel: 0117 929 0033

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**JULY 2020**



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