



PROMINENT SHOP  
TO LET

14 High Street  
Thornbury  
BS35 2AQ



## LOCATION

Thornbury is situated approximately 12 miles north of Bristol in close proximity to Junctions 14 and 15 of the M5 Motorway.

The property occupies a prominent location on High Street in the heart of Thornbury, directly opposite the entrance to the St Mary Shopping Centre.

The location is shown on the attached street traders plan.

National operators in close proximity include Prezzo, Greggs, WH Smith, Card Factory, Co-op Convenience Store, Coffee #1 and Costa Coffee.

## DESCRIPTION & ACCOMMODATION

The property comprises a ground floor shop unit with ancillary accommodation at first floor level.

The property provides the following approximate dimensions and floor areas:-

|                       |         |            |
|-----------------------|---------|------------|
| Internal Width        | 10.4m   | 34ft 0in   |
| Shop Depth            | 16.5m   | 54ft 0in   |
| Ground Floor Sales    | 166 sqm | 1,786 sqft |
| First Floor Ancillary | 66 sqm  | 710 sqft   |

## LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## RENT

£27,500 per annum exclusive.

## RATES

Our inspection of the Rating List shows the following assessment for the subject property:-

|                           |         |
|---------------------------|---------|
| Rateable Value            | £26,500 |
| Rates Payable (2018/2019) | £12,720 |

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm the figures above.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## EPC

The property has an EPC rating of E104. A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## VIEWING

Strictly by appointment through the letting agents, EJ Hales, contact:  
Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk

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