



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 5th 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 (2019/2020)	£13,356

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.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

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

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

