

# Hootons.



16 High Street, Thornbury

Flexible Office / Retail Space

£21,000 pa

2207 sq ft (205 sq m)



## Description

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This three storey Grade II Listed property provides a good shop frontage on the ground floor and flexible accommodation above. The premises benefits from kitchenette, category II lighting and W.C facilities.

## Location

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Thornbury lies in the Severn Valley in South Gloucestershire located approximately 5 miles north of Junction 16 of the M4/M5 interchange and about 12 miles north of Bristol's city centre. The property is situated on Thornbury's High Street, a popular retail area, benefiting from good footfall and transportation links.

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to three yearly rent reviews. Consideration may also be given to selling the premises.

## Use

Class E – Suitable for offices, financial and professional services. Research and development, shops, ect.

## Rent

£21,000 per annum exclusive.

## VAT

Value Added Tax is not chargeable on this property.

## Size & Floors

	SQ FT	SQ M
Ground floor sales	559	51.93
Ground floor rear	428	39.76
First floor	499	46.36
Second floor	422	39.20
Third floor	143	13.28
Basement	156	14.49
<b>TOTAL</b>	<b>2,207</b>	<b>205</b>

## Business Rates

Rateable Value: £16,000

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

## Energy Performance

16 HIGH STREET THORNBURY BS35 2AH	Energy rating <b>D</b>
Valid until 24 February 2031	Certificate number 6158-1365-8808-0763-7461

## Viewings & further information

Viewings strictly by prior appointment

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