

Hootons.



16 High Street, Thornbury
Flexible Office / Retail Space

£21,000 pa
2207 sq ft (205 sq m)



Description

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

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, etc.

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
TOTAL	2,207	205

Business Rates

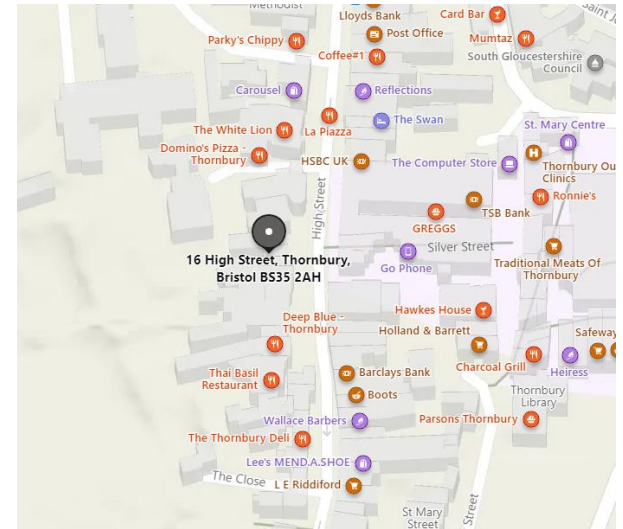
Rateable Value: £16,000

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.

Map



Energy Performance





Viewings & Further Information

Viewings strictly by prior appointment

Ben Newton
0117 933 9915
ben@hootons.co.uk

George Hooton
0117 933 9916
george@hootons.co.uk



Scan QR Code for a Virtual
Tour of the Premises