Hootons.

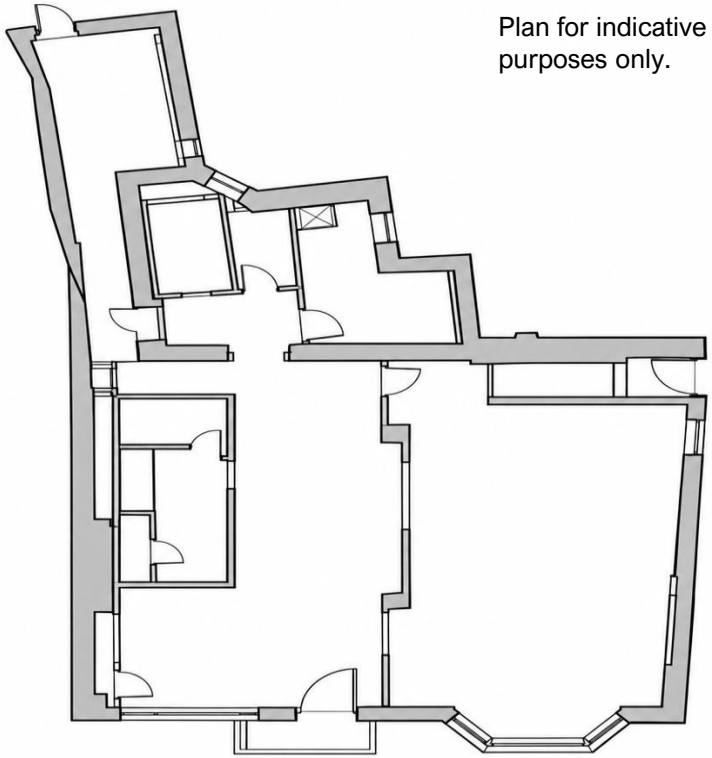
31-33 High Street, Thornbury. BS35 2AR

£35,000 pa

Class E Unit To Let

1,258 sq ft (117.00 sq m)

Hootons.



Plan for indicative purposes only.

High Street

Description

The property comprises a ground floor commercial unit with prominent frontage onto High Street. Internally the unit benefits from excellent natural lighting and a mostly open plan sales area. To the rear is WC and staff facilities. Externally at the rear is an enclosed yard. To the side of the property is the potential for external seating.

Location

The unit is located on the High Street in Thornbury a popular and thriving historic market town in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol. With recent development hundreds of new homes are being built in the area. Nearby occupiers trading include **Greggs, Holland & Barrett,** and **Loungers** and a number of independent businesses. There are also a number of public car parks available in close proximity to the subject property.

Hootons.

Terms

The Landlord is seeking an effectively full repairing and insuring lease (via service charge) for a term to be agreed.

Use

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

Services

- Mostly open plan accommodation
- Enclosed Rear Yard
- Potential for outside seating

VAT

The property is not elected for VAT.

Deposit

A 3-6 month deposit will payable depending on the strength of financial accounts. A guarantor may also be required for a new business or limited company.

Size & Floors

	SQ FT	SQ M
Ground Floor Sales	1,062	98.76
Ancillary	196	18.24
Total	**1,258**	**117.00**

Rent

£35,000 per annum exclusive.

Energy Performance

B (28) rating.

Business Rates

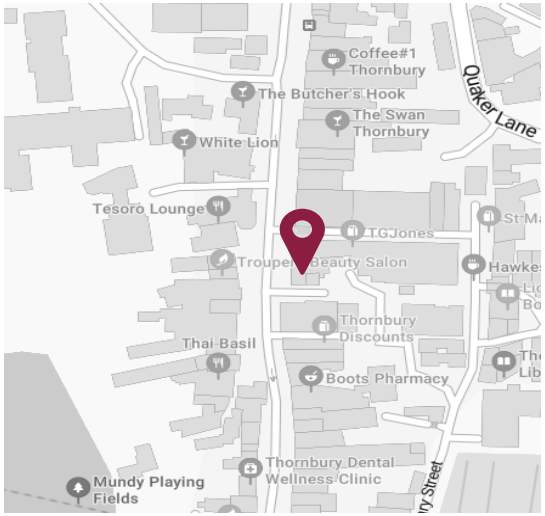
Rateable Value: £21,750

Rates Payable (2026/27) 38.2p 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



Service Charge & Insurance

A fair proportion will be charged.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

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Thornbury. BS35 2AR

0117 933 9915
www.hootons.co.uk

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Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis
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steve@hootons.co.uk

Ben Newton
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ben@hootons.co.uk

naea | propertymark
COMMERCIAL

The Property Ombudsman

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