



*carterbaynes

SHOP TO LET



**3 HORSESHOE LANE
THORNBURY
BRISTOL
BS35 2AZ**

LOCATION

The retail unit is located in The St Mary Centre, Thornbury which is a popular and thriving shopping centre situated in the heart of the historic market town of Thornbury in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol. Occupiers trading within the centre include Aldi, WH Smith, Holland & Barrett, Specsavers, Savers and the award winning Ronnie's Restaurant. The subject property is situated next to an Aldi supermarket.

DESCRIPTION

A ground floor self-contained retail unit comprising a main sales area with a small kitchen and WC to the rear and which benefits from rear servicing.

ACCOMMODATION

The property is arranged on ground floor only and benefits from the following approximate area and dimensions:-

	M	Ft
Internal Width (max)	6.0	19'8"
Shop Depth (max)	18.92	62'0"
Net Internal Area	M²	Ft²
Ground Floor	96.6	1,040

LEASE TERMS

Available by way of a new sub-lease to expire no later than 10th April 2030. Under the terms of the lease, the tenant will be responsible for the repair and decoration of the interior and the shop front and would have to reimburse the landlord with the service charge they pay in relation to this shop unit, which includes costs such as reinstatement insurance, external and structural repairs and the costs of managing the shopping centre. This is estimated to be c. £2,400 for the first year of the lease. Any sub-lease will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

£15,000 per annum, exclusive of VAT.

PLANNING

Applicants should make their own enquiries of South Gloucestershire Council in respect of their proposed use however, it is our understanding that the property has planning consent for Class E retail use.

RATING ASSESSMENT

The premises have a Rateable Value of £15,750, meaning that, for the year commencing 1 April 2025 the rates payable would be £7,859. This figure is based on the small business multiplier of £0.499 and disregarding any transitional and other reliefs which may be applicable. Applicants should make their own enquiries of South Gloucestershire Council to establish whether they would qualify for any reliefs.

ENERGY PERFORMANCE CERTIFICATE

Band D.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All references to price are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Carter Baynes will be deemed exclusive of VAT.

USEFUL LINKS

The St Mary Centre Website

<http://www.stmarycentre.co.uk>

South Gloucestershire Council Website

<http://www.southglos.gov.uk>

VIEWING/FURTHER DETAILS

Please contact either:

Helen Bax

Carter Baynes
25/26 Berkeley Square
Clifton
Bristol
BS8 1HP

Tel: 0117 929 0033
Mob: 07766 836915
e-mail: hbax@carterbaynes.com

Paul Suggitt

Carter Baynes
25/26 Berkeley Square
Clifton
Bristol
BS8 1HP

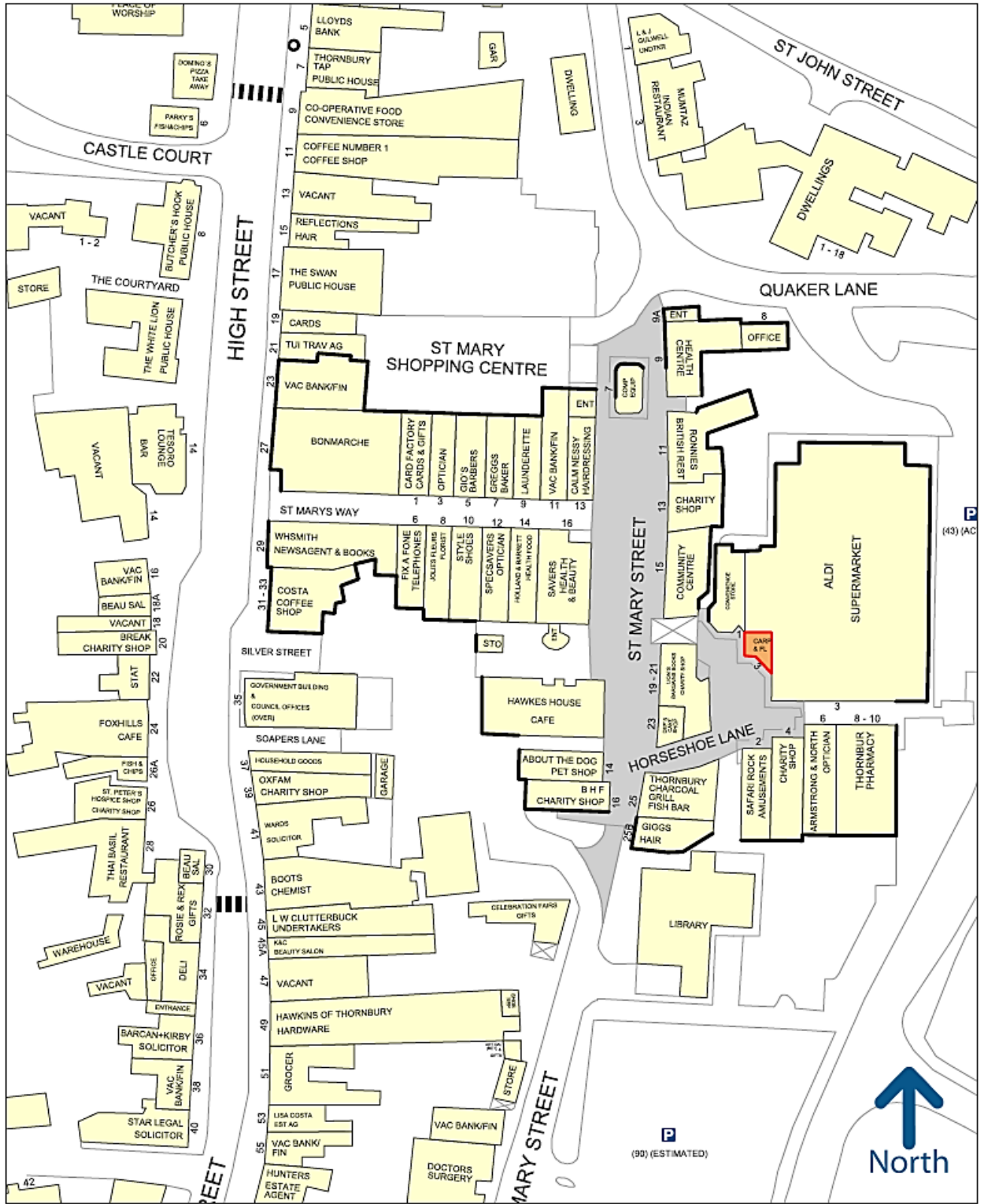
Tel: 0117 929 0033
Mob: 07775 914 873
e-mail: psuggitt@carterbaynes.com

SUBJECT TO CONTRACT

IMPORTANT

Carter Baynes Property Services Ltd and Carter Baynes Ltd for itself and for the vendor/lessor as agents for the vendor/lessor give notice that:-

these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact. Any intending purchasers, lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, lessors or assignees do not make or give, and the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, lessees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



Experian Goad Plan Created: 07/11/2024
Created By: Carter Baynes