



18 High Street

Thornbury, BS35 2AH

## Ground floor retail unit with first floor office

749 sq ft  
(69.58 sq m)

- Well located on Thornbury High Street
- National occupiers including Costa Coffee and Loungers nearby
- Available on a new lease

## Summary

Available Size	749 sq ft
Rent	£15,000 per sq ft
Rateable Value	£6,900
EPC Rating	Upon enquiry

## Description

The property is a ground floor retail unit with first floor office accommodation, and forms part of a larger terrace of retail units.

## Location

The property is situated on the High Street, in Thornbury; which is a market town in South Gloucestershire, about 12 miles north of Bristol. Thornbury has a population of around 12,000 and is accessible via the A38 (which passes through the centre of the town.) The High Street is on the edge of the town to the West.

The subject property is prominently located on the High Street and forms part of a terrace of retail units. The property sits opposite to the St Mary's Shopping Centre and nearby retailers include Costa, Loungers, Boots, Greggs and Dominoes.

## Accommodation

The accommodation comprises the following areas:

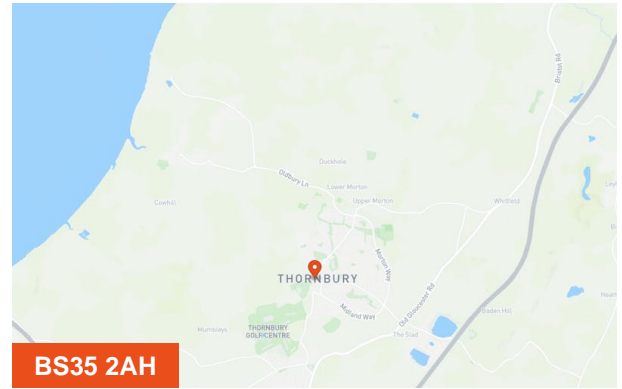
Name	sq ft	sq m	Availability
Ground - Ground Floor Sales	396	36.79	Available
1st - Office/Ancillary	353	32.79	Available
<b>Total</b>	<b>749</b>	<b>69.58</b>	

## Terms

The property is available by way of a new lease on terms to be agreed.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the transaction.



## Viewing & Further Information

### George Bashford

07549 120 664

george.bashford@htc.uk.com

### Freddie Myatt

0117 923 9234 | 07385 045218

Freddie.Myatt@htc.uk.com