



16 The Plain

Thornbury, Bristol, BS35 2BD

Former Bank Premises - To Let

3,369 to 6,286 sq ft
(312.99 to 583.99 sq m)

- Prominent Class E space in Thornbury
- Attractive Grade II Listed property
- Large ground floor trading area
- Suitable for a variety of uses including retail, restaurant, fitness, medical and office

Summary

Available Size	3,369 to 6,286 sq ft
Rent	£39,500 per annum
Business Rates	To be reassessed following redevelopment of upper floors.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Location

The property is a 2-storey, detached, Grade II listed building. The available accommodation is at ground floor, as the intention is to redevelop the upper floors to provide residential accommodation, subject to planning. The ground floor is a former banking hall and is generally open plan with some additional rooms to the rear. There is parking to the rear of the property accessed via a side gate.

Description

Thornbury is a market town in South Gloucestershire, approximately 12 miles north of Bristol. The town has a population of approximately 12,000 people and benefits from good road communications being located 4.6 miles south west from Junction 14 of the M5. High Street provides the main retailing pitch within Thornbury town centre hosting occupiers such as Lloyds Bank, Dominos, Co-Operative Food, Coffee#1, M&Co and a number of local retailers, cafes/restaurants and public houses.

The subject property is located on The Plain, which adjoins the northern end of High Street. Surrounding buildings are a mixture of commercial and residential uses.

Accommodation

The accommodation comprises the following approximate areas:

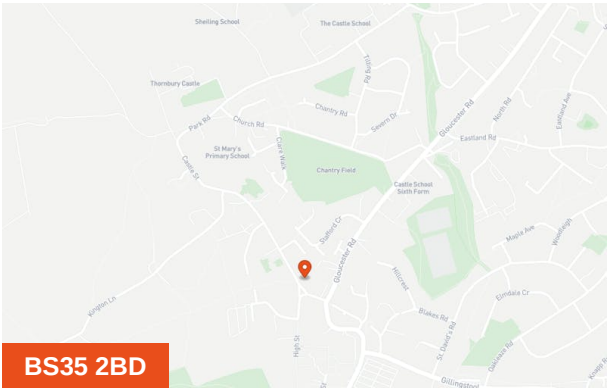
Name	sq ft	sq m	Availability
Ground - Retail/Restaurant	3,369	312.99	Available
1st	2,917	271	Available
Total	6,286	583.99	

Terms

The ground floor is available by way of new effective FRI lease for a term to be agreed.

Costs

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



Viewing & Further Information

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