

# HOOTONS

***8 HIGH STREET  
THORNBURY  
BS35 2AH***

***TO LET***

***GROUND FLOOR RETAIL UNIT  
(116.28 sq m) 1,252 sq ft***



**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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## **LOCATION**

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Thornbury is located approximately 13 miles north of Bristol City Centre and approximately 5 miles north of Junction 16 of the M5 Motorway, close to the M4/M5 Interchange. The premises are located in the town's principal shopping area and nearby occupiers include HSBC, Nat West and a variety of local commercial users.

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## **DESCRIPTION**

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The listed premises, dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries constitute one of the most important and attractive historic buildings in Thornbury High Street. (see: [www.thornburyroots.co.uk/high-street/8-high-street](http://www.thornburyroots.co.uk/high-street/8-high-street)). It is perfectly situated in the heart of the town's commercial area.

Known in the 17<sup>th</sup> century as "The Vine House", the commercial premises offered consists of the ground floor (which was last used as a restaurant), comprising three rooms fronting the High Street with a storeroom and former kitchen to the rear.

We are advised that electricity, gas, water and foul drainage are connected to the property.

The first floor will be available as a separate dwelling.

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## **ACCOMMODATION**

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The approximate ground floor area is as follows:-

Total	116.28 sq m	1,252 sq ft
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## **TERMS**

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The premises are available by way of a full repairing and insuring lease for a term to be agreed.

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## **RENT**

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From £25,000 per annum exclusive.

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## **RATES**

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Rateable Value given by the Valuation Office is £18,750. (Rates Payable for 2016/2017 49.7 p in £)

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## **LEGAL COSTS**

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Each party will be responsible for their own legal costs in connection with this transaction.

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## **VAT**

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All figures quoted are exclusive of VAT.

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## **VIEWING & FURTHER INFORMATION**

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By appointment with the sole agents:

Hootons Commercial Ltd  
The Coach House  
1 Hurle Road  
Clifton  
Bristol BS8 2SY

Contact: Nigel Hooton, George Cousins or Ben Newton  
Tel: 0117 933 9915

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## **ENERGY PERFORMANCE CERTIFICATE**

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Listed building so not required.

## **NOTICE**

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.