

RETAIL

RETAIL / OFFICE



TO LET

134, HIGH STREET, NAILSEA, BS48 1AP

LOCATION

Nailsea is a busy town situated 8 miles west of Bristol and 16 miles north east of Weston Super Mare, close to the M5 motorway with an estimated population of 15,477 people*

This self-contained building fronts High Street next to David Christopher Jewellers with Waitrose immediately behind to include a free 150 space car park with a further 1,000 spaces available in the Nailsea town centre.

Other well-known occupiers close by include Holland & Barrett, Coffee#1, Superdrug and Boots.

ACCOMMODATION

The approximate net internal floor areas and dimensions are :

Internal Shop Width	13.46 m	(44 ft 2)
Internal Shop Depth	13.80 m	(45 ft 2)
Ground Floor Sales Area:	112.87 m ²	(1,215 ft ²)
First Floor:	53.40 m ²	(574 ft ²)

*Office of National Statistics 30.06.18

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ



Timothy Edgell

0117 363 5702 | 0117 922 1222

timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£23,500 per annum, exclusive

PLANNING

It is understood that the premises benefit from an E Class planning consent permitting various uses to include retail, financial & professional services, café/restaurant, office and some medical uses, all subject to landlord's approval.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £18,750 (April 23)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated C (62) is available on request

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell:

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Rebecca Evans

rebecca.evans@carterjonas.co.uk / 0117 403 9989 / 0117 922 1222 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Ground Floor Sales

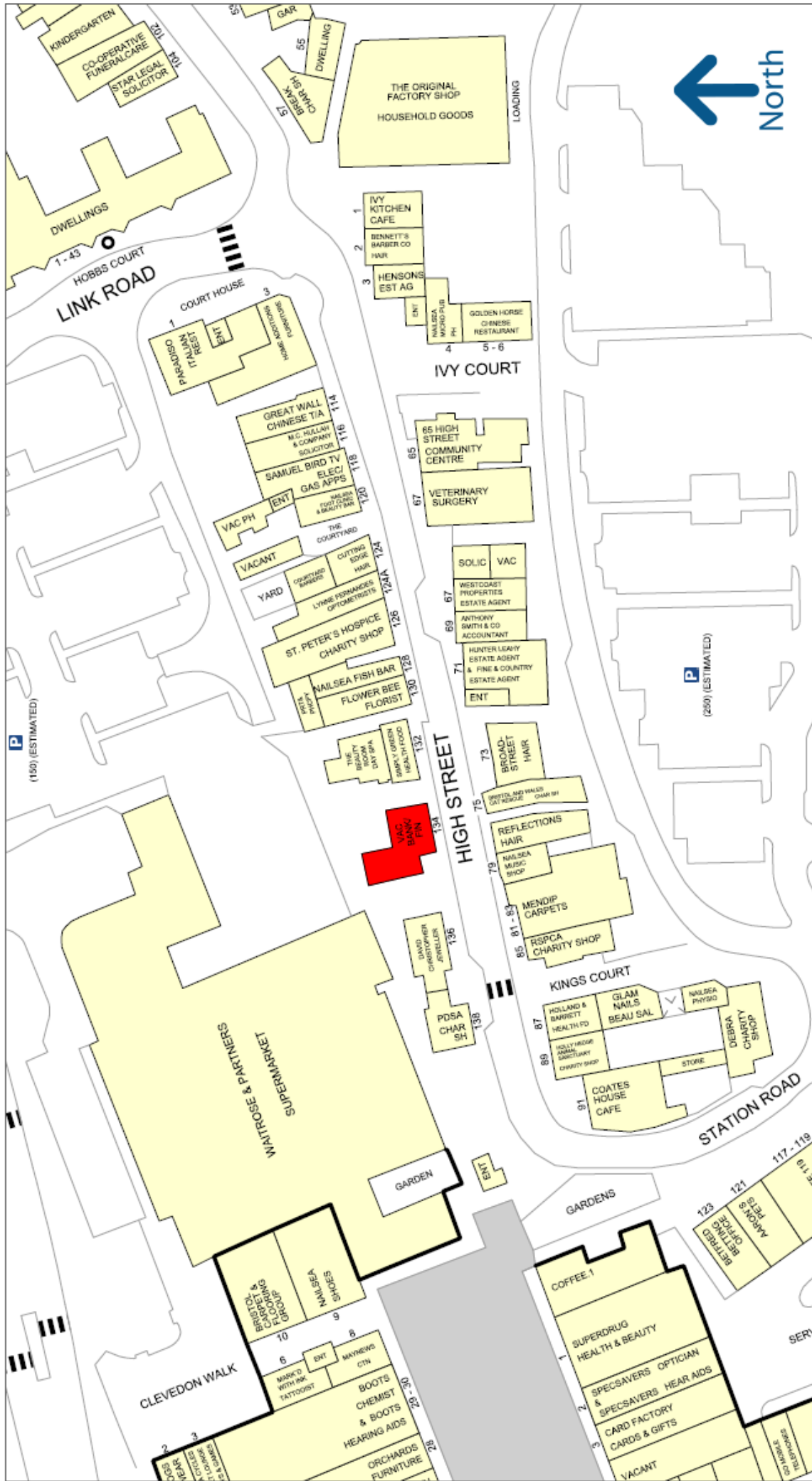


First Floor Staff Area

SUBJECT TO CONTRACT January 2024

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



Experian Goad Plan Created: 26/10/2022
 Created By: Carter Jonas LLP
 For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

50 metres
 Copyright and confidentiality Experian, 2022. © Crown copyright and database rights
 2022. OS 100019885

