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CLASS E UNIT TO LET

CURRENTLY FITTED AS A RESTAURANT WITH PREMISES LICENCE, BUT COULD SUIT OTHER USES

**UNITS 5 & 6, IVY COURT, 63 HIGH STREET,
NAILSEA, BS48 1AW**



- **DOUBLE FRONTED COMMERCIAL UNIT TO LET IN NAILSEA**
- **EXCELLENT TRADING POSITION JUST OFF THE HIGH STREET**
- **NO / LOW BUSINESS RATES PAYABLE - STC**
- **APPROX. 856 SQ FT (79.51 SQ M)**
- **QUOTING RENT ONLY £20,000 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property is located just off the High Street in the popular market town of Nailsea which benefits from good transport links to Bristol and Weston-Super-Mare. Ivy Court is located on the south side of the High Street within an established and vibrant retailing area. The property is situated only 6 miles from the M5 motorway and Nailsea Train Station is only 1.5 miles away. Further to this, the area benefits from a large Waitrose store by the Crown Glass Shopping Centre, and a number of other national and independent retailers operating in the immediate area.

DESCRIPTION

The ground floor unit has a double glazed frontage and a front entrance and is mainly open plan in its configuration. There is a waiting area and bar, large customer seating area, two single WC facilities, and a kitchen with commercial extraction and a small store.

There is also a private car park the rear of the property which we understand operates on a first come first served basis.

ACCOMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Areas:

Sales Area:	630 sq. ft	(58.52 sq. m)
Kitchen:	226 sq. ft	(20.99 sq. m)
Total:	856 sq. ft	(79.51 sq. m)

TENURE

The unit is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed, by way of a service charge. A deposit may also be required.

RENT

The quoting rent is £20,000 per annum, exclusive.

BUSINESS RATES

We understand that the Rateable Value is £9,800.

As the property benefits from a Rateable Value of less than £12,000, interested parties may benefit from 100% Small Business Rates Relief subject to the specific conditions of the relief scheme. We ask parties to check with the VOA directly in relation to their rates liability.

USE

We understand that the property benefits from a Commercial Business Use - Class E but is currently fitted and trading as a restaurant. Other uses are being considered.

FIXTURES AND FITTINGS

If the property is let as a restaurant with the benefit of the Landlords fixtures and fittings, these will remain in the Landlords ownership and the Tenant is to keep the fixtures and fittings in full repair throughout the lease term.

LICENCE

On Trade Premises Licence (consumption of alcohol on the premises only). A copy is available upon request.

VAT

We understand that the property is elected for VAT, therefore VAT will be payable on prices.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under 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.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

ENERGY PERFORMANCE CERTIFICATE

We understand the property has a rating of E (110).

VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Holly Boulton BSc (Hons) or Tom Coyte MRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk / tom@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2022

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