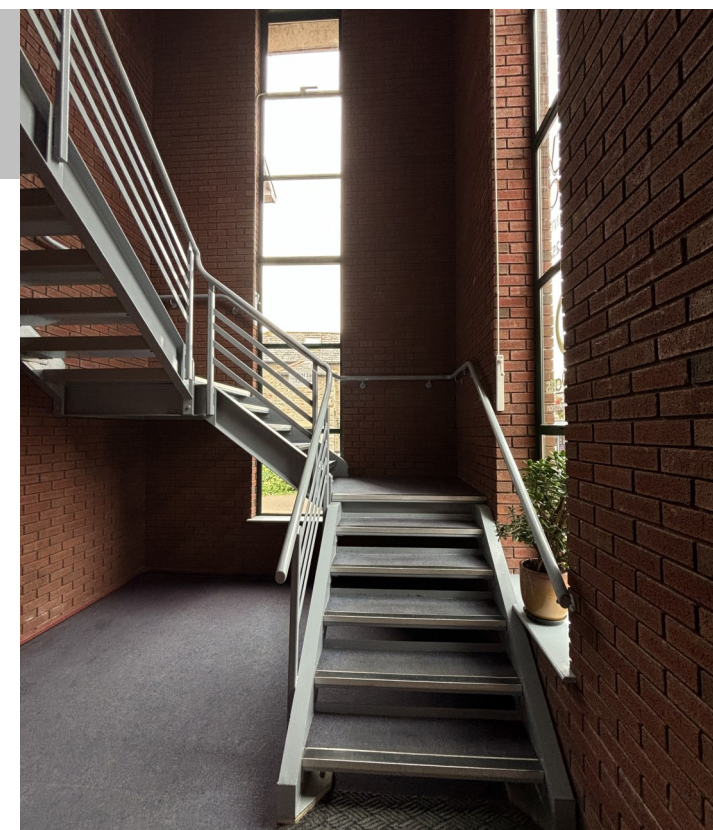


# OPEN PLAN OFFICE—TO LET

Ivy Court, 61-63 High Street, Nailsea, BS48 1AW



- First floor office suite providing predominantly open plan accommodation.
- Set within the Northern Somerset town of Nailsea, located directly on the high street.
- Located within approximately 10 miles of Bristol City Centre Junction and within 6 miles of J19 M5.
- Accommodation with approximate NIA of 1,345 sq ft (124.96 sq m).



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

Ivy Court is situated within the village of Nailsea which is located outside of Bristol in North Somerset. Nailsea is a village featuring many amenities including several restaurants, pubs, cafes and two large supermarkets.

Nailsea is located within approximately 10 miles of Bristol City Centre and within 6 miles of J19 M5 allowing for excellent transport links into Bristol and the South West. Nailsea also features a train station which allows for transport into Temple Meads in less than 14 minutes.

## DESCRIPTION

Ivy Court offers attractive accommodation which provides predominantly open plan office space at first floor level. The property benefits from large windows, partitioned meeting rooms and a kitchenette.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has a total approximate net internal floor area of 1,345 sq ft (124.96 sq m).

## PARKING

5 off street car parking spaces.

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## RENT

£14.50 per sq ft

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£15,250
Rates Payable (2023/2024):	£7,609.75

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an energy performance rating of B (39).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

August 2024

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