

EXCEPTIONALLY LOCATED RETAIL UNIT- TO LET

40a High Street, Portishead, Bristol, BS20 6EN



- Large retail space over ground floor and first floor benefitting from rear car parking
- Busy retail pitch with high footfall and high levels of passing vehicle traffic
- Circa 1,226 sq ft (113.83 sq m) sales over ground floor
- Quoting £38,000 per annum, exclusive.

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The unit is prominently situated fronting onto the High Street in Portishead, an affluent suburb located approximately 10.4 miles north of Bristol city centre. It is located in an excellent position on a corner plot of a retail parade with strong visibility.

DESCRIPTION

The premises comprises a high-quality self-contained fully corner pitched retail unit over ground and first floor. The property benefits from front and side access into the main sales space, with additional stores and W.C's to the rear and upper parts.

There is a rear car park with space for three vehicles as well as commercial bin stores.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of :

Area	Sq ft	Sq m
Ground Floor	1,033	95.95
First Floor	193	17.88
Total	1,266	113.83

LEASE

The property is offered to let 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 and subject to normal rent review provisions.

RENT

Quoting £38,000 per annum exclusive.

PLANNING

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

SERVICE CHARGE

A service charge is levied as a contribution towards the landlords costs of external repairs, maintenance and buildings insurance.

BUSINESS RATES

We are advised that the rates payable for the current year are in the region of £21,750.

VAT

We are advised the property is not elected for VAT.

EPC

The property has an EPC rating of D(97).

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte BJOROY

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SUBJECT TO CONTRACT

January 2025



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