

RETAIL

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TO LET

**7B, CROWN GLASS PLACE, NAILSEA, BS48 1RD
(FRONTS STATION ROAD)**

NEW WHITE BOX CONDITION / READY TO TRADE

LOCATION

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

The 90,000 sq ft centre adjoins Waitrose and is anchored by a mix of convenience, specialist and national occupiers to include Boots, Superdrug, WH Smith, Specsavers, Coffee #1, The Post Office and JD Wetherspoon.

The premises immediately adjoin Finishing Touch Hair and front Station Road, directly opposite one of the town centre's principal surface level car parks that is free for up to 3 hours.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor: 52.49 m² (564 ft²)

* Office of National Statistics 30.06.18

CONTACT

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St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
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IMPORTANT INFORMATION

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**Carter
Jonas**

LEASE

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

RENT

£12,500 per annum, exclusive

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre.

The service charge estimate for the year ending 31 March 2024 is based on £3.40 per sq ft.

RATES

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

Rateable Value: £3,850 (from 1st April 2023)

It is our understanding that this is below the threshold for paying any rates. However, 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 (70) 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

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

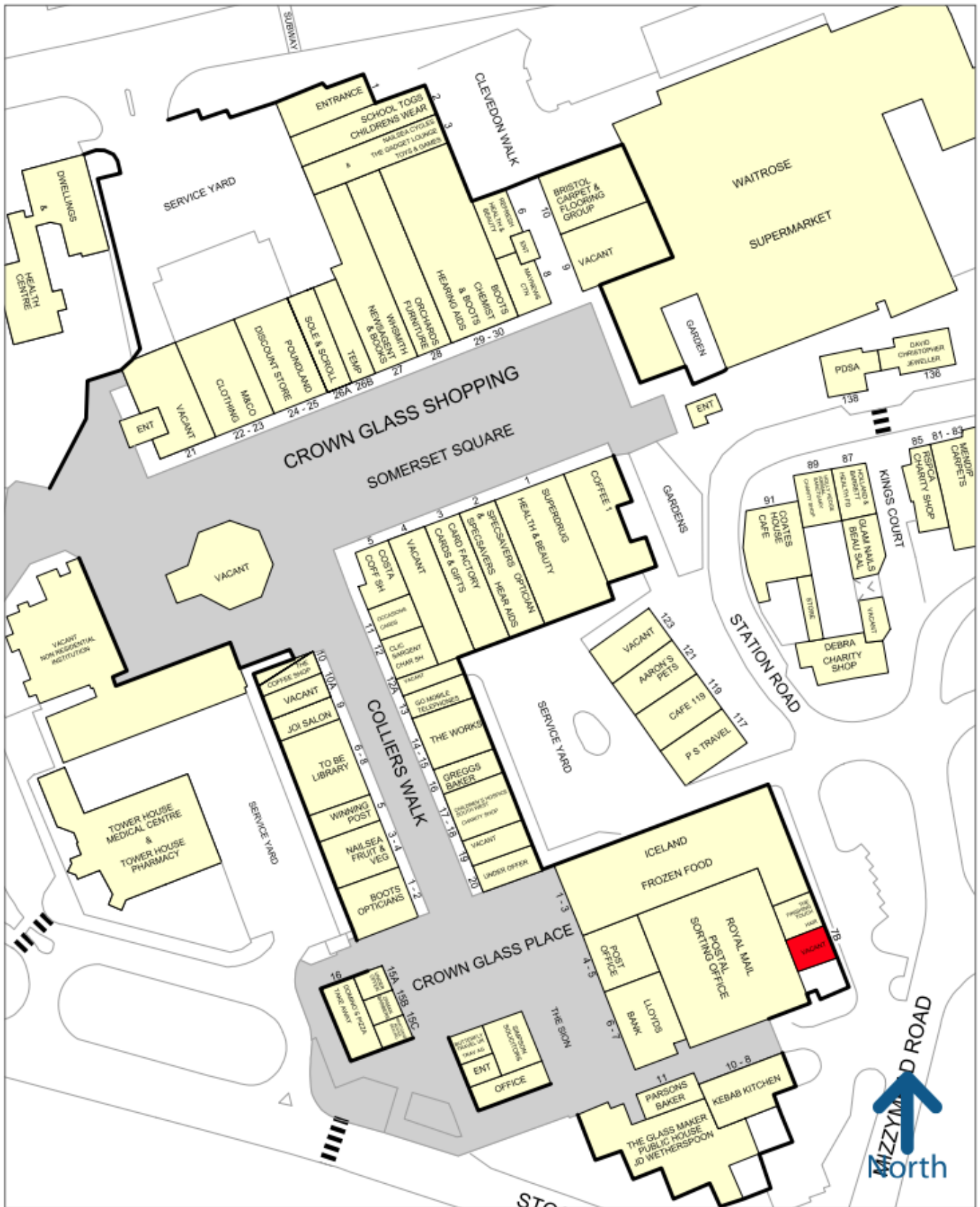
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SUBJECT TO CONTRACT February 2023

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50 metres

Experian Goad Plan Created: 14/04/2023
Created By: Carter Jonas LLP



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