

RETAIL

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TO LET

9, CLEVEDON WALK, NAILSEA, BS48 1RS

*** FLEXIBLE / ATTRACTIVE TERMS AVAILABLE ***

LOCATION

Nailsea is a busy town situated 8 miles west of Bristol and 16 miles north west of Weston-Super-Mare, close to junction 20 of the M5 motorway, with an estimated population of 15,477 *

Clevedon Walk adjoins the 90,000 sq ft Crown Glass Shopping Centre which is anchored by a mix of convenience, specialist and national occupiers to include Boots, Superdrug, WH Smith, Card Factory, Poundland, Costa and Specsavers.

The premises front Clevedon Walk at it's junction with Somerset Square, immediately adjoining one of the two customer entrances to Waitrose, by the Waitrose café.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Internal width	11.75m	(38 ft 6)
Shop Depth	15.96m	(52 ft 4)
Ground Floor:	166 m ²	(1,787 ft ²)

* Office of National Statistics 30.06.18

CONTACT

Carter Jonas
St Catherine's Court,
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carterjonas.co.uk/commercial

Stuart Williams

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IMPORTANT INFORMATION

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Jonas**

LEASE

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

RENT

£19,250 per annum, exclusive

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and structural condition of the property. The landlord will insure the premises and charge back to the tenant.

RATES

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

Rateable Value: £8,600

It is our understanding that there are no rates payable for these premises. Interested parties are advised to make their own enquiries of the rating department to ensure this relates to their business proposals.

<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 D (87) 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 at this office.

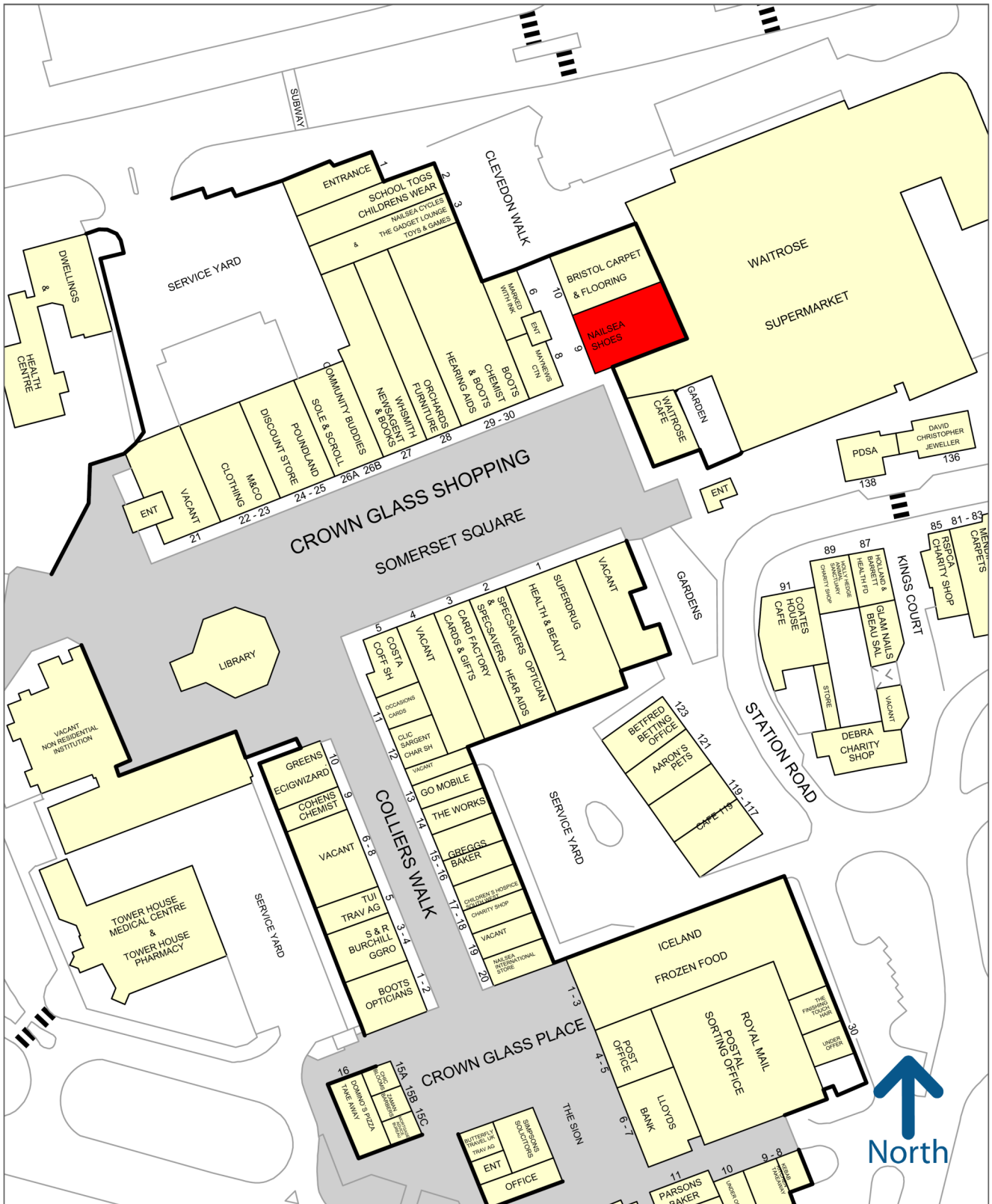
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SUBJECT TO CONTRACT March 2022

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50 metres

Experian Goad Plan Created: 16/03/2022

Created By: Carter Jonas LLP



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