

RETAIL

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TO LET

6-7 CROWN GLASS PLACE, NAILSEA, BS48 1RD

FLEXIBLE / ATTRACTIVE TERMS AVAILABLE

AVAILABLE Q1 2024

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 (Office of National Statistics 30.06.18)

Crown Glass Place 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 premiss immediately adjoins The Post Office and sits opposite Dominos Pizza, Weatherspoon's and Parsons Bakery.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor: 162.75 m² (1750 ft²)

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial



Timothy Edgell

0117 363 5702 | 0117 922 1222

timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

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LEASE

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

RENT

£22,500 per annum exclusive.

SERVICE CHARGE

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 £8,788 + VAT.

There is also an insurance premium of £2,447 + VAT.

RATES

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

Rateable Value: £27,500 (From 1 April 2023)

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/government/publications/business-rates-retail-discount-guidance>

PLANNING

Each shop benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, café/restaurant, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated E (105) is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

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.

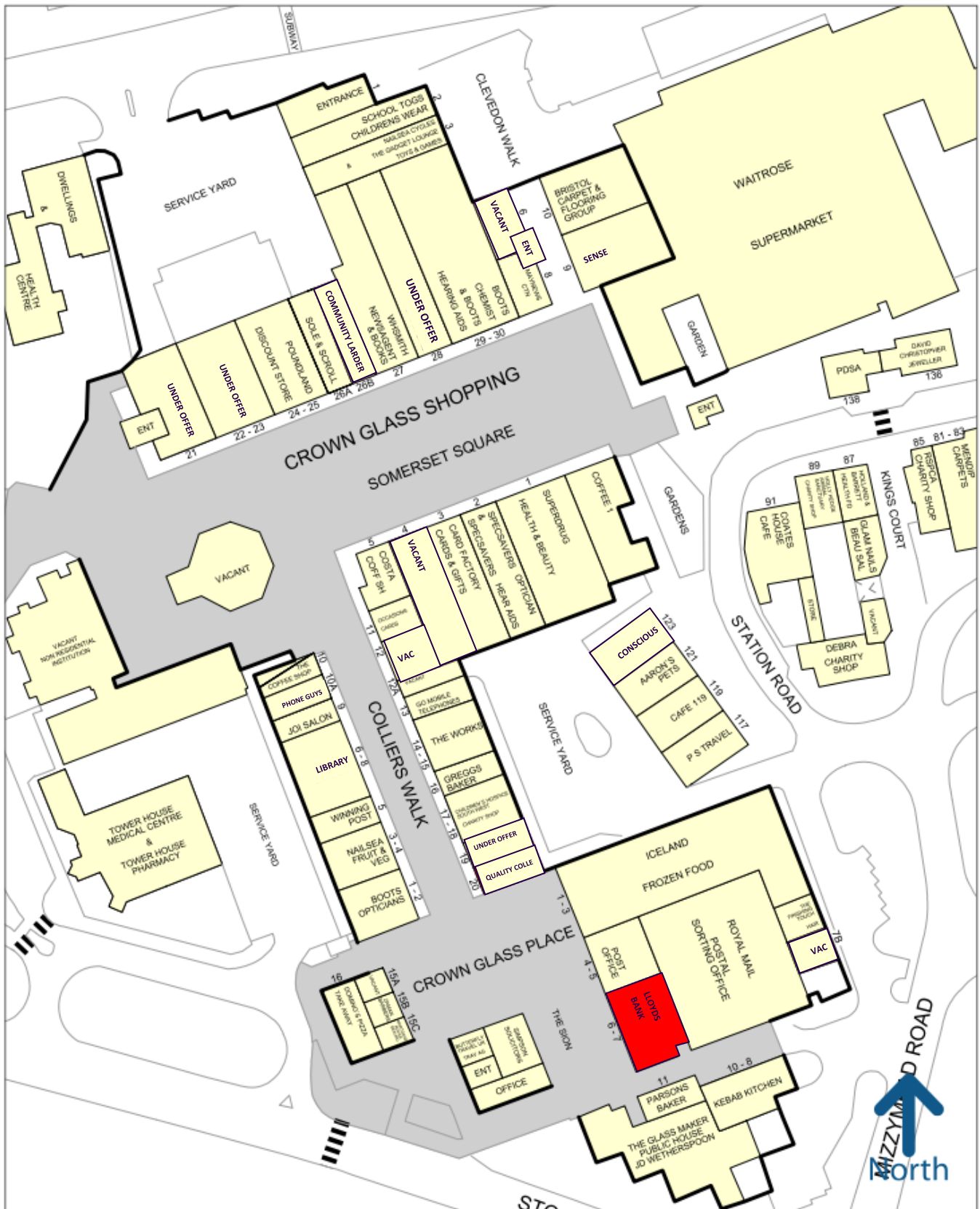
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SUBJECT TO CONTRACT October 2023

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50 metres

Experian Goad Plan Created: 14/04/2023
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