

RETAIL

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TO LET

21, SOMERSET SQUARE, CROWN GLASS SHOPPING CENTRE, NAILSEA, BS48 1RQ

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 (Office of National Statistics 30.06.18)

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

This prominent corner located property immediately adjoins M & Co whilst opposite the library and close to 190 space free surface level car park.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor: 167 m² (1,800 ft²)

CONTACT

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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

£30,000 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 based on £3.40 per sq ft.

HANDOVER SPECIFICATION

The landlord is undergoing works to white box the premises in 2023 to include plastered walls, floor covering, lighting and wcs enabling tenants to merely add their fixtures and fittings.

RATES

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

Rateable Value: £15,500 (From 1st 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 is being commissioned.

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.

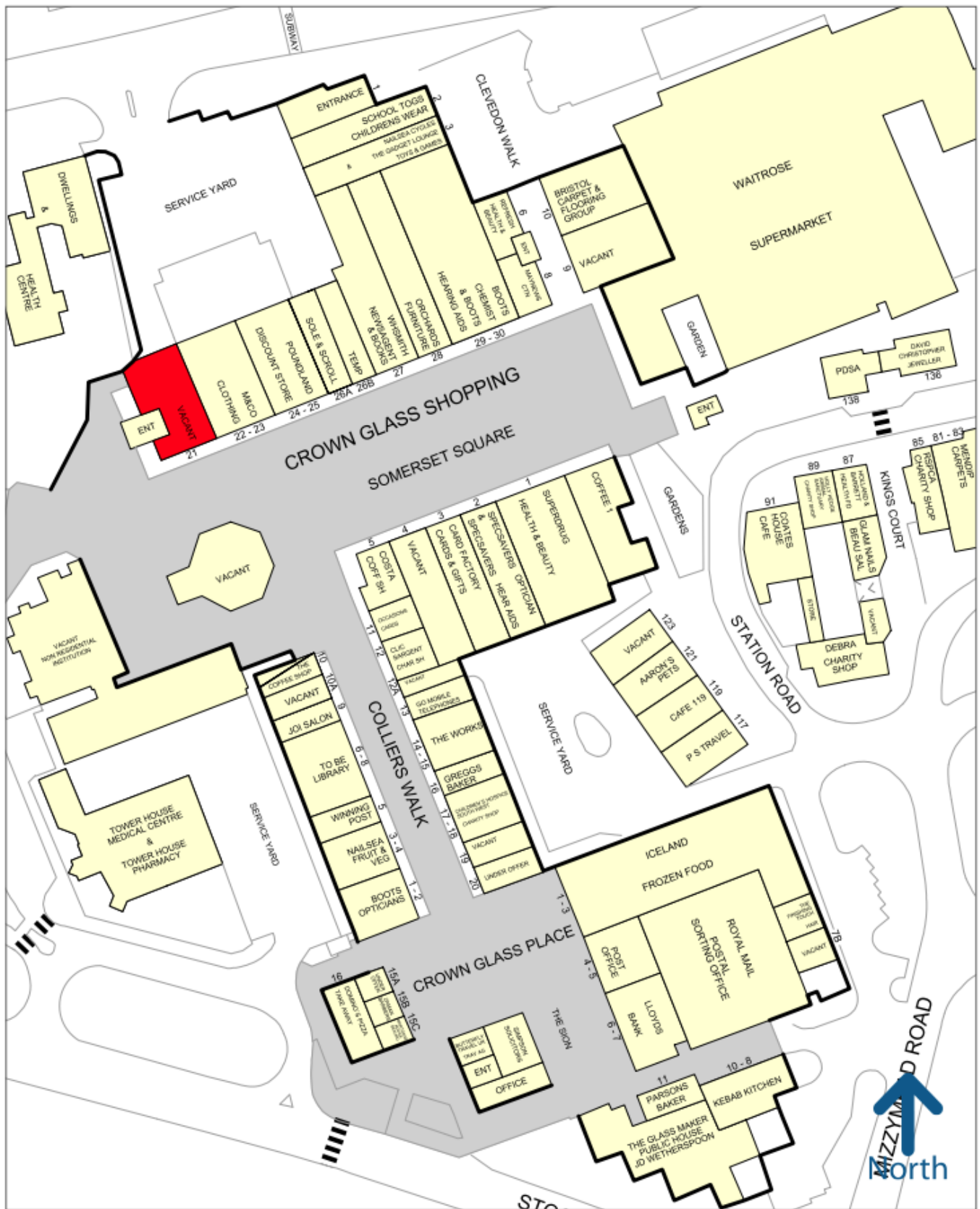
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SUBJECT TO CONTRACT April 2023

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50 metres

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



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