

RETAIL

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TO LET

4, SOMERSET SQUARE, CROWN GLASS SHOPPING CENTRE, NAILSEA, BS48 1RP

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 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 Superdrug, Specsavers, Iceland, Greggs, The Post Office and JD Wetherspoon.

The subject premises immediately adjoin Costa Coffee and Card Factory, whilst opposite Boots, Poundland and WH Smith.

ACCOMMODATION

The approximate net internal floor areas are :

Internal Width:	4.71 m	(15'5 ft)
Internal Depth:	10.9 m	(35'9 ft)
Ground Floor sales:	58.71 m ²	(632 ft ²)

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ



Timothy Edgell

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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UNIT 4, SOMERSET SQUARE, NAILSEA

LEASE

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

RENT

£17,500 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 current year is based on £3.40 per sq ft.

RATES

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

Rateable Value: £11,500 (from April 1st 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>

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 D (77) 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

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

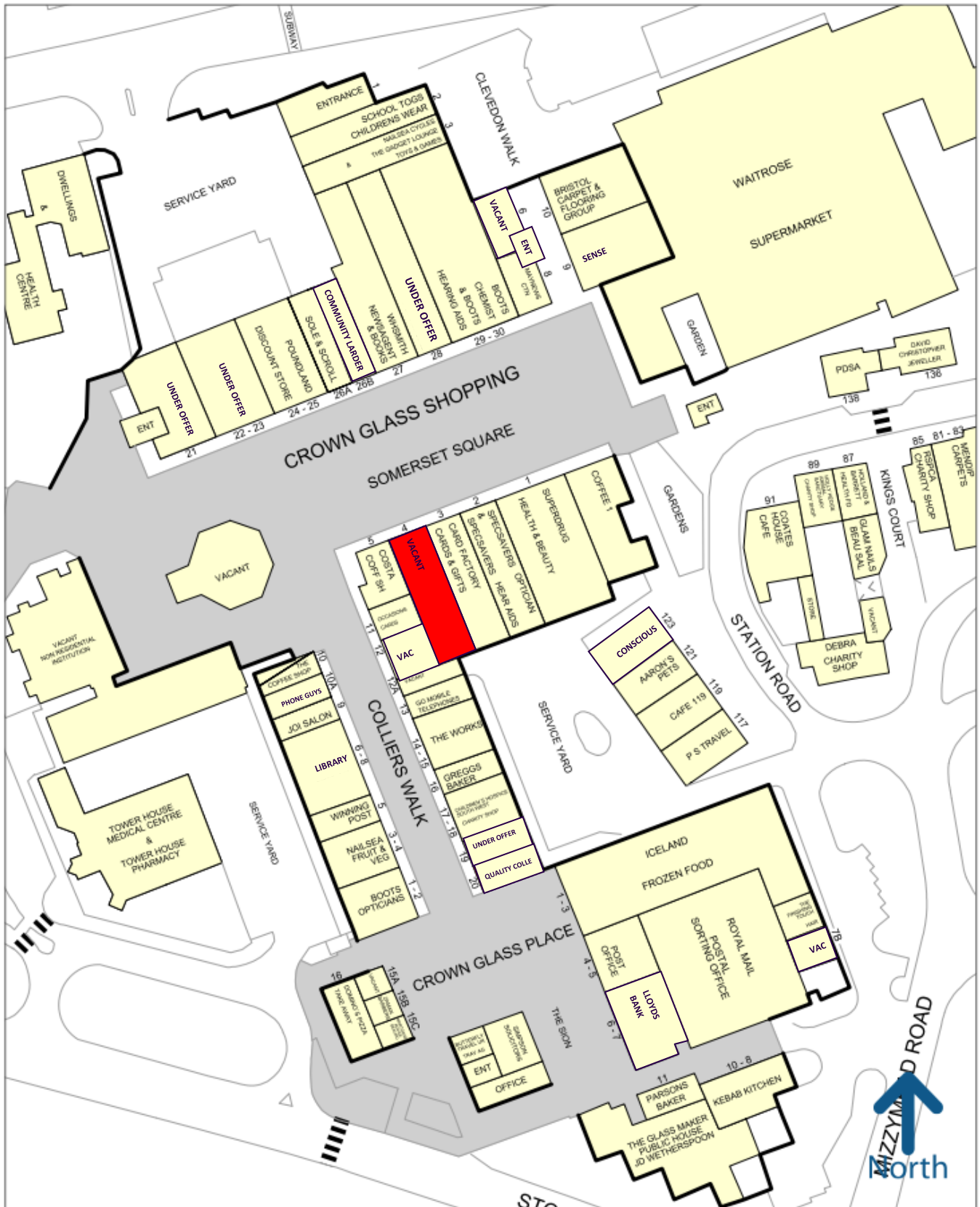


SUBJECT TO CONTRACT Dec 2023

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50 metres

Experian Goad Plan Created: 14/04/2023
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