



TO LET

20, COLLIERS WALK, NAILSEA, BS48 1RG

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 centre adjoins Waitrose and is anchored by a mix of convenience, specialist and national occupiers to include Boots, Superdrug, WH Smith, Specsavers, Greggs, The Post Office and JD Wetherspoon.

This prominent central located property is next door to Iceland and is opposite Boots Opticians .

ACCOMMODATION

The approximate net internal floor areas are :

Internal Width:	4.84 m	(15'8 ft)
Internal Depth:	9.30 m	(30'6 ft)
Ground Floor:	60.57 m ²	(652 ft ²)

CONTACT

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

Stuart Williams

0117 363 5693 | 0117 922 1222
stuart.williams@carterjonas.co.uk

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.

RENT

£12,500 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 March 2023 is based on £2.39 per sq ft.

RATES

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

Rateable Value: £9,900 (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/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, cafés/restaurants, 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 (88) 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 922 122

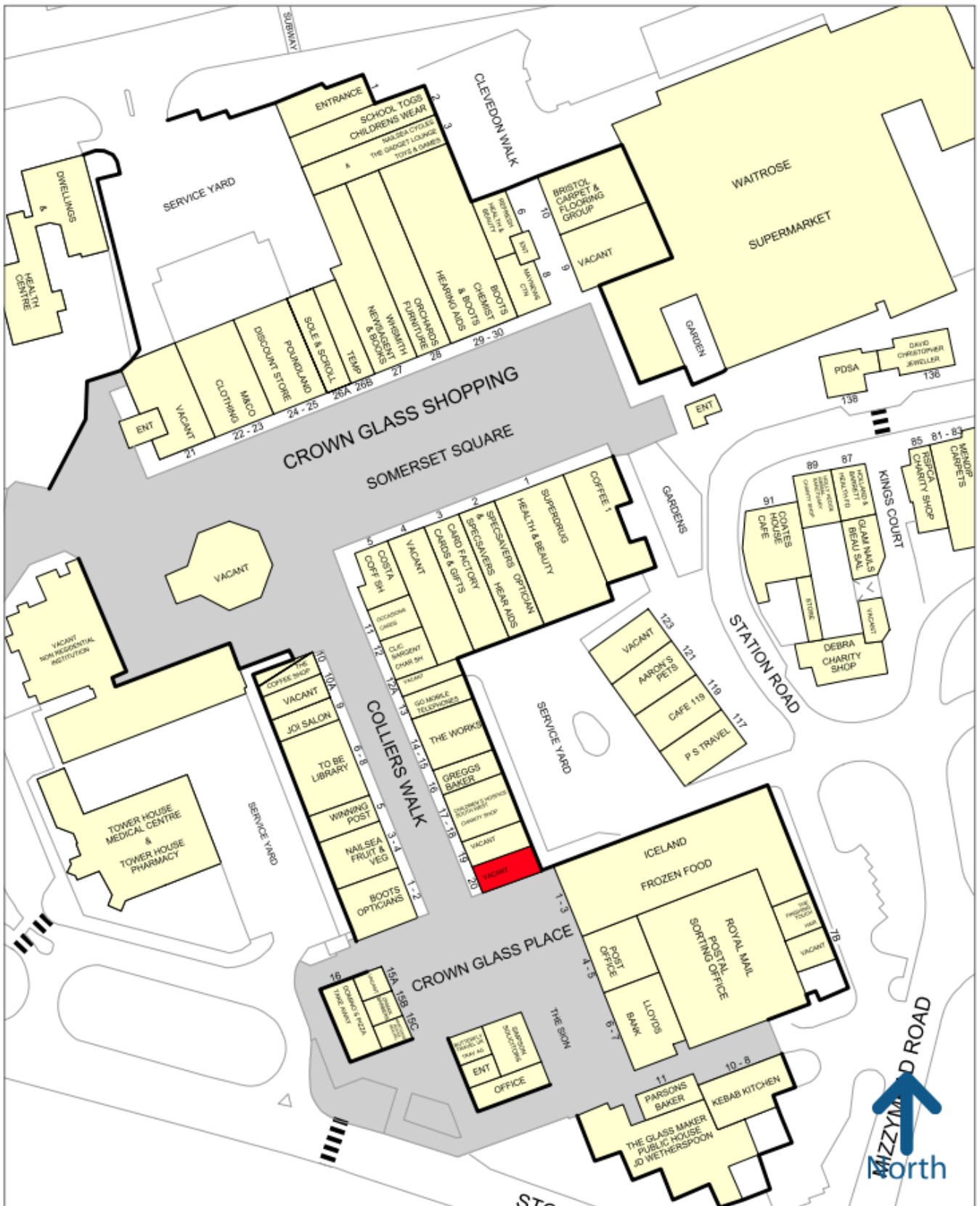
For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



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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