



# TO LET

**6 CLEVEDON WALK, NAILSEA, BS48 1RS**

**UNIT TO BE REFURBISHED TO A 'WHITE BOX' CONDITION**

**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)

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 immediately adjoining one of the entrances whilst opposite Waitrose Supermarket and Waitrose Café.

## ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor:                      77.57 m<sup>2</sup>                      (835 ft<sup>2</sup>)

## CONTACT

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Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Timothy Edgell**

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## IMPORTANT INFORMATION

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**LEASE**

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

**RENT**

£15,000 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 £2,405 + VAT.

There is also an insurance premium of £503 + VAT

**RATES**

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

Rateable Value: £8,300 (From 1 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, 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 (80) 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](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222 at this office.

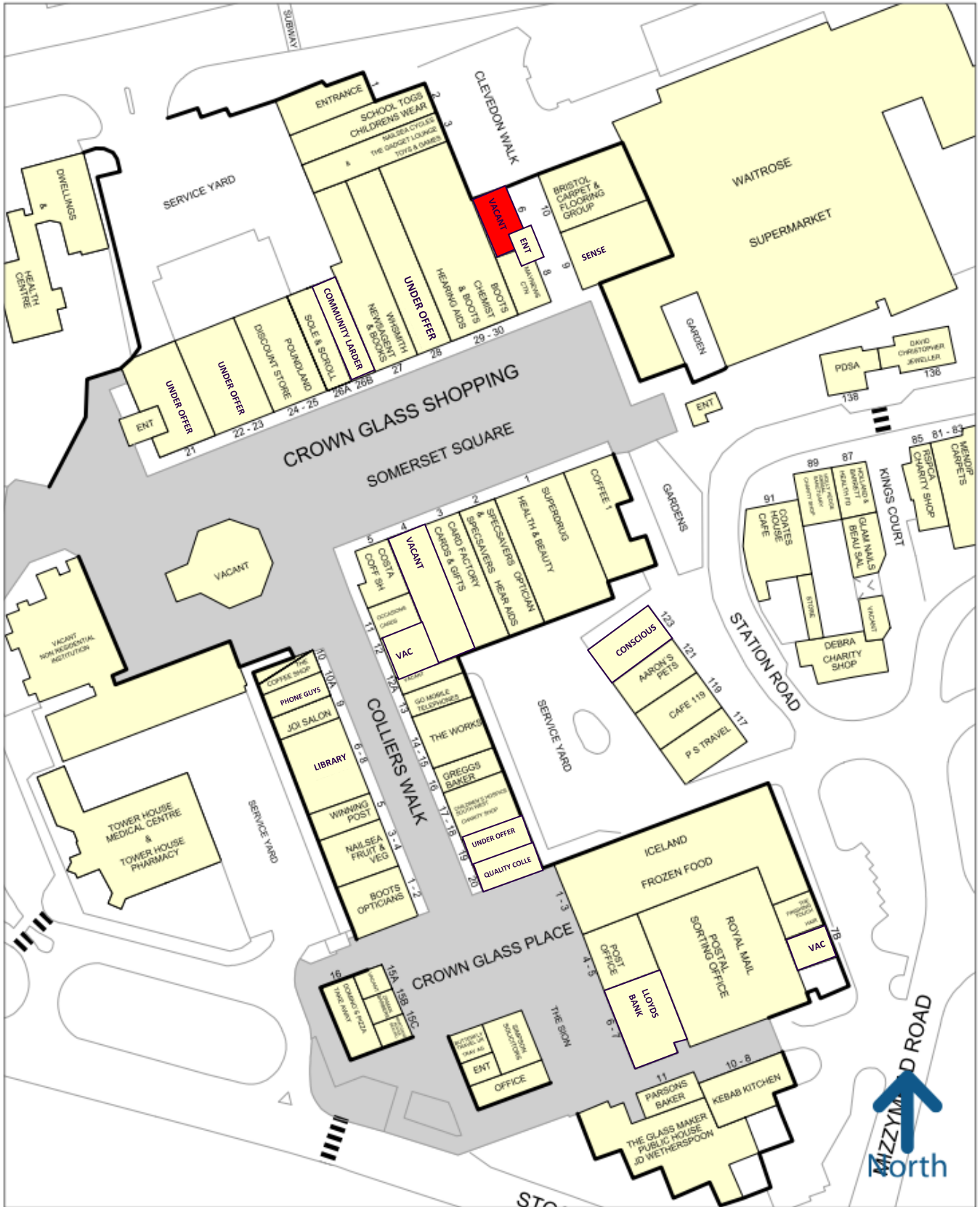
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**SUBJECT TO CONTRACT December 2023**

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50 metres

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



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