

RETAIL

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Bristol Carpet & Flooring Group

LEASE AVAILABLE

10, CLEVEDON WALK, NAILSEA, BS48 1RS

FLEXIBLE TERMS AVAILABLE

SUBJECT TO VACANT POSSESSION

LOCATION

Nailsea is a busy town situated 8 miles west of Bristol and 16 miles north west of Weston-Super-Mare, close to junction 20 of the M5 motorway, with an estimated population of 15,477 *

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 and neighbours Sense, which immediately adjoins one of the two customer entrances to Waitrose, by the Waitrose café.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Max Internal Width	11.80 m	38 ft 8
Max Internal Depth	14.24 m	46 ft 8
Sales area	142.14 sq m	1,530 sq. ft
Storage/kitchen	16.07 sq m	173 sq. ft

* Office of National Statistics 30.06.18

CONTACT

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

Stuart Williams

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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. Subject to vacant possession.

RENT

£18,250 per annum, exclusive

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and structural condition of the property. The landlord will insure the premises and charge back to the tenant.

RATES

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

Rateable Value: £13,000

Interested parties are advised to make their own enquiries of the rating department to ensure this relates to their business proposals.

<https://www.gov.uk/find-business-rates>

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated C (52) 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

Stuart Williams

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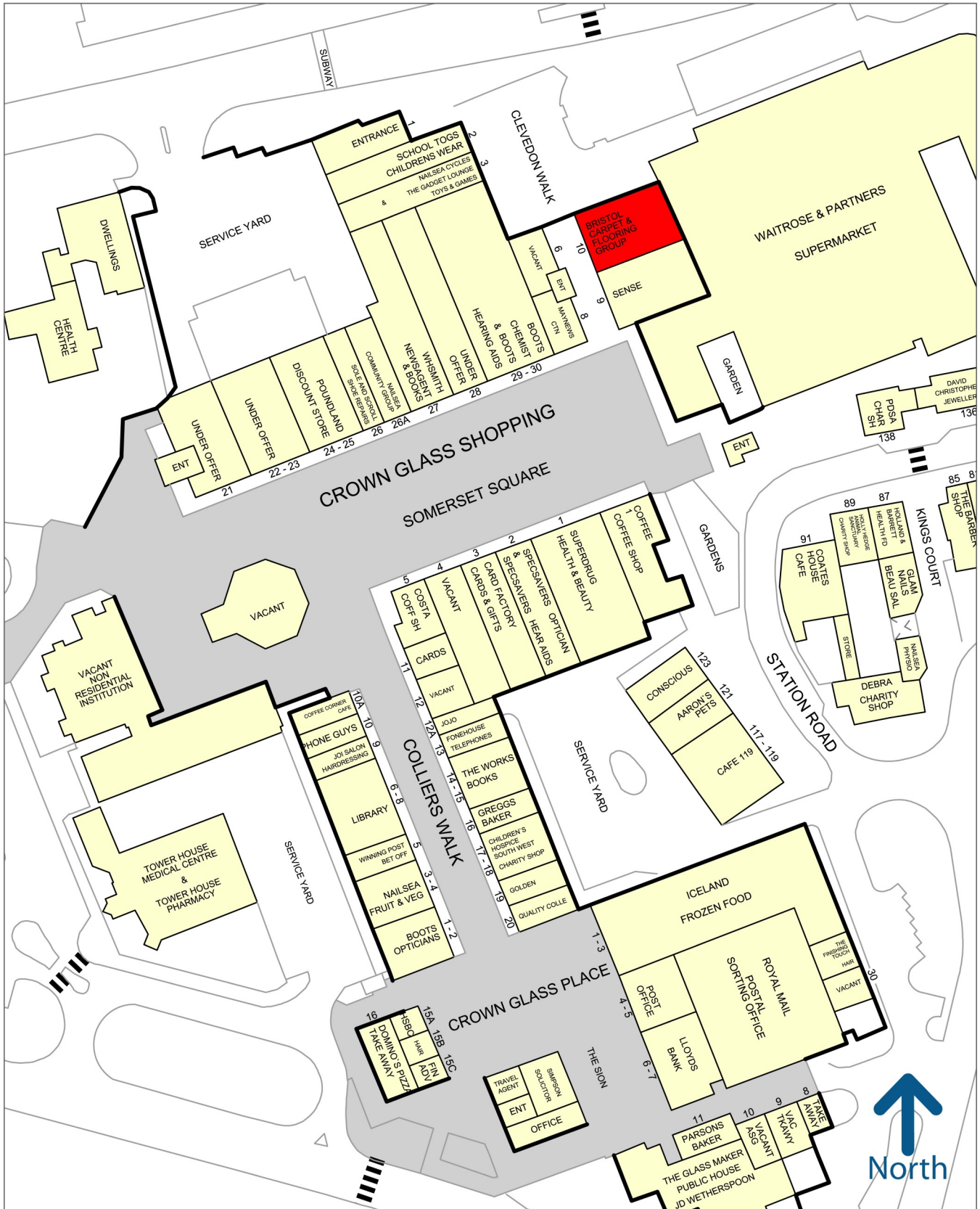
For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT March 2024

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50 metres

Experian Goad Plan Created: 03/04/2024
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