



TO LET

**7B, CROWN GLASS PLACE, NAILSEA, BS48 1RD
(FRONTS STATION ROAD)**

GROUND FLOOR 52.49 SQ M (564 SQ FT)

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 c.16,000 and c.4,350 in the adjoining village of Backwell.

The premises immediately adjoin Finishing Touch Hair in between The Post Office and Iceland and front Station Road, directly opposite one of the town centre's principal surface level car parks that is free for up to 3 hours.

The 90,000 sq ft centre adjoins Waitrose and is anchored by a mix of convenience, specialist and national occupiers to include Boots, Superdrug, WH Smith, Specsavers, Coffee #1 and JD Wetherspoon.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor: 52.49 m² (564 ft²)

* https://www.citypopulation.de/en/uk/southwestengland/north_somerset/E63005107_nailsea/

CONTACT

Carter Jonas

St Catherine's Court,

Berkeley Place, Bristol, BS8 1BQ

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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**Carter
Jonas**

LEASE

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

RENT

£12,500 per annum, exclusive

SERVICE CHARGE & INSURANCE

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 C.£3.69 per sq ft and insurance.

RATES

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

Rateable Value: £3,850 (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/find-business-rates>

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated C (70) is available on request

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Virtual video: <https://vimeo.com/798403186>

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Lydia Bruce: lydia.bruce@carterjonas.co.uk / 0117 363 5697 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

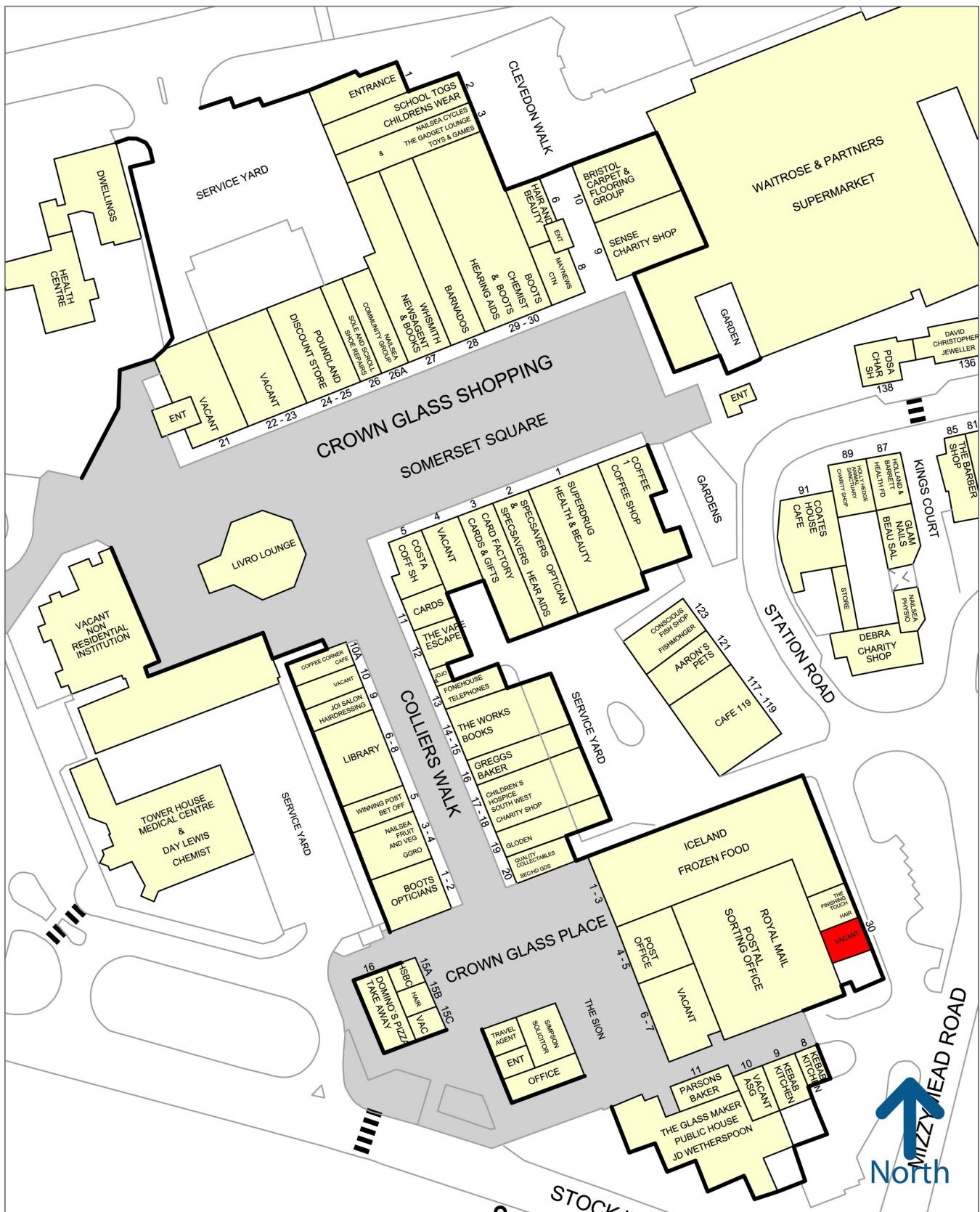
For details of other opportunities in Nailsea and all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT NOVEMBER 2024

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Experian Goad Plan Created: 31/10/2024
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