RETAIL

Carter Jonas




# TO LET

**SUBJECT TO VACANT POSSESSION**

## 27, SOMERSET SQUARE, NAILSEA, BS48 1RQ

## 222.22 SQ M (2,392 SQ FT) + FIRST FLOOR

**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 £16,313**

Somerset Square forms part of the 90,000 sq ft Crown Glass Shopping Centre which is anchored by a mix of convenience, specialist and national occupiers to include **Boots, Livro Lounge**, **Waitrose, Jetts Gym** and **Greggs.**

The premises immediately adjoins **Barnardo's** whilst directly opposite **Specsavers, Superdrug** and **Coffee#1.**

Nailsea (North Somerset, South West England, United Kingdom) - Population Statistics, Charts, Map, Location, Weather and Web Information **

**27**
**Somerset Square**
**Nailsea**
**BS48 1RQ**

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# 27, Somerset Square
# Crown Glass Shopping Centre

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**RENT**
£40,000 per annum exclusive.

**ACCOMMODATION**
According to the Valuation Office website, the approximate net internal floor areas are:

| | Sq M | Sq Ft |
|---|---|---|
| Ground floor sales | 222.22 | 2,392 |
| Ground floor storage | 20.25 | 218 |
| First floor storage/staff | 125.42 | 1,350 |
| **TOTAL** | **367.89** | **3,960** |

**PLANNING**
The premises 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 landlord's consent.

**BUSINESS RATES**
According to the Valuation Office website, the premises are assessed as follows:
Rateable Value: £35,250 (from 1st April 2026)
Interested parties are advised to satisfy themselves that the above assessment is correct by referring to:
https://www.gov.uk/find-business-rates.

**SERVICE CHARGE + Insurance**
There is an annual service charge to cover the maintenance and management of the shopping centre. We understand the service charge for the current year is £13,383.
The insurance premium is £2,356.

**EPC**
A certificate rated B (49) is available on request.

**LEGAL COSTS**
Each party to bear their own costs incurred in any transaction.

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

**SANCTION & ANTI-MONEY LAUNDERING CHECKS**
Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

## VIEWING AND FURTHER INFORMATION:

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**NOVEMBER 2026**

**SUBJECT TO CONTRACT**

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

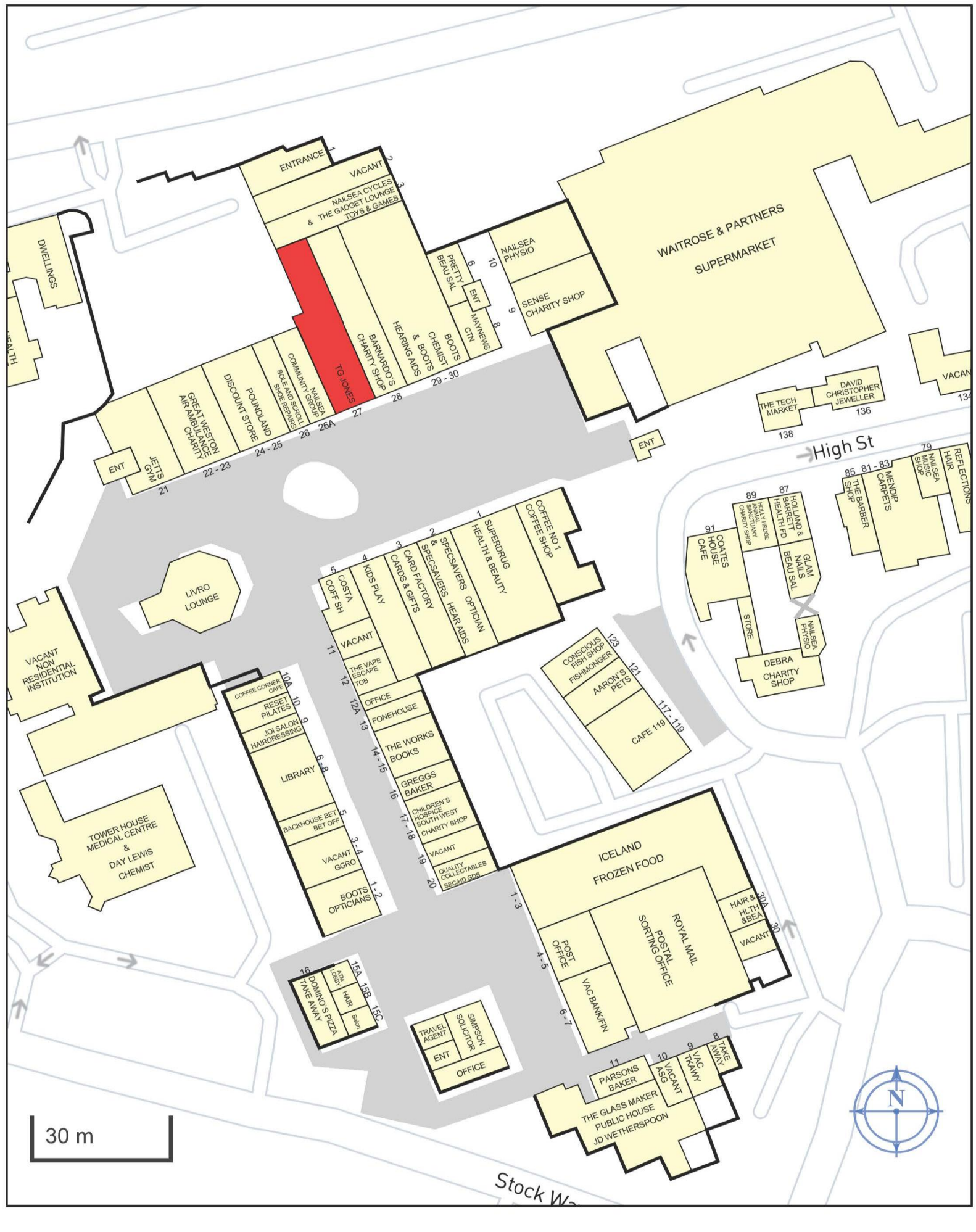
# 27, Somerset Square
# Crown Glass Shopping Centre

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experian

Nailsea (Organisation)

Modified: 23-Nov-26 17:40:55 / Surveyed: 16-Jan-25




Ordnance Survey

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Experian Goad Plan Created: 23/11/2026

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**NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY**

**SUBJECT TO CONTRACT - NOVEMBER 2026**

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