



TO LET

138, HIGH STREET, NAILSEA, BS48 1AP

LOCATION

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

This self-contained building fronts High Street next to David Christopher Jewellers, whilst opposite Holland & Barrett, with the main customer entrance to Waitrose immediately behind, supported by an adjoining free 150 space car park with a further 1,000 spaces available in the Nailsea town centre.

Other well-known occupiers close by include Coffee#1, Superdrug, WH Smith, Livro Lounge and Boots.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor Sales Area:	61.77 m ²	(665 ft ²)
Ground Floor Storage/WC:	4.2 m ²	(45 ft ²)
First Floor:	31.82 m ²	(343ft ²)

*Office of National Statistics 30.06.18

CONTACT

Carter Jonas

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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

LEASE

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

RENT

£17,000 per annum, exclusive

PLANNING

It is understood that the premises benefit from an E Class planning consent permitting various uses to include retail, financial & professional services, café/restaurant, office and some medical uses, all subject to landlord's approval.

RATES

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

Rateable Value: £12,500 (April 23)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (94) is available on request

VAT

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

VIEWING & FURTHER INFORMATION

Virtual Viewing Video: [138 High Street on Vimeo](#)

Strictly via sole letting agents:

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

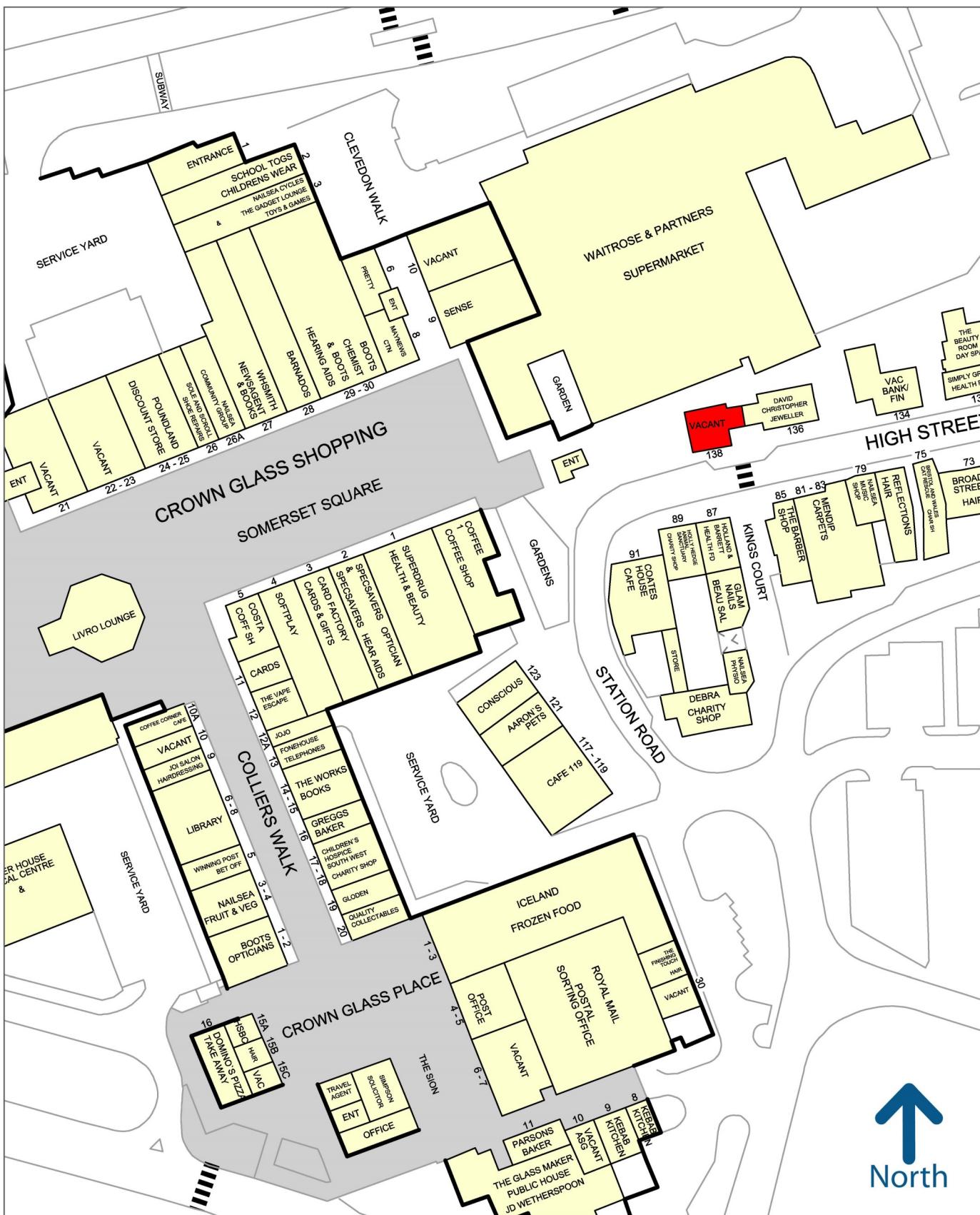
For details of all commercial properties marketed through this firm in Nailsea & elsewhere, please visit: [carterjonas.co.uk/commercial](#)



SUBJECT TO CONTRACT FEBRUARY 2025

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50 metres

Experian Goad Plan Created: 28/01/2025
Created By: Carter Jonas LLP