

RETAIL

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## TO LET

### 19, COLLIERS WALK, CROWN GLASS SHOPPING CENTRE, NAILSEA, BS48 1RG

**\*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 the M5 motorway. With an estimated population of 15,477, expected to increase by c.5,000 under new housing plans. (Office of National Statistics 30.06.18) (North Somerset Times 25.02.25)

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, Greggs, The Post Office** and **JD Wetherspoon**.

This prominent central located property is opposite **Boots Opticians** and adjoins **Children's Hospice (South West)**.

#### ACCOMMODATION

The approximate net internal floor areas are :

Internal Width:	7.35 m	(24'1 ft)
Internal Depth:	20.34 m	(66'8 ft)
Ground Floor:	148.36m <sup>2</sup>	(1,597ft <sup>2</sup> )

#### CONTACT

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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

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**LEASE**

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

**RENT**

£25,000 per annum exclusive.

**SERVICE CHARGE & INSURANCE**

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. It is our understanding that the service charge for the current year is £5,818 and insurance for the year is £840.

**RATES**

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

Rateable Value: £19,750 (From 1st April 2023)

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>

**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 C (63) is available on request.

**VAT**

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

**VIEWING & FURTHER INFORMATION**

Strictly by prior appointment through:

Cellan Richards: [cellan.richards@carterjonas.co.uk](mailto:cellan.richards@carterjonas.co.uk) / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 122

For details of all commercial properties in Nailsea and other locations marketed through this firm, please visit: [carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

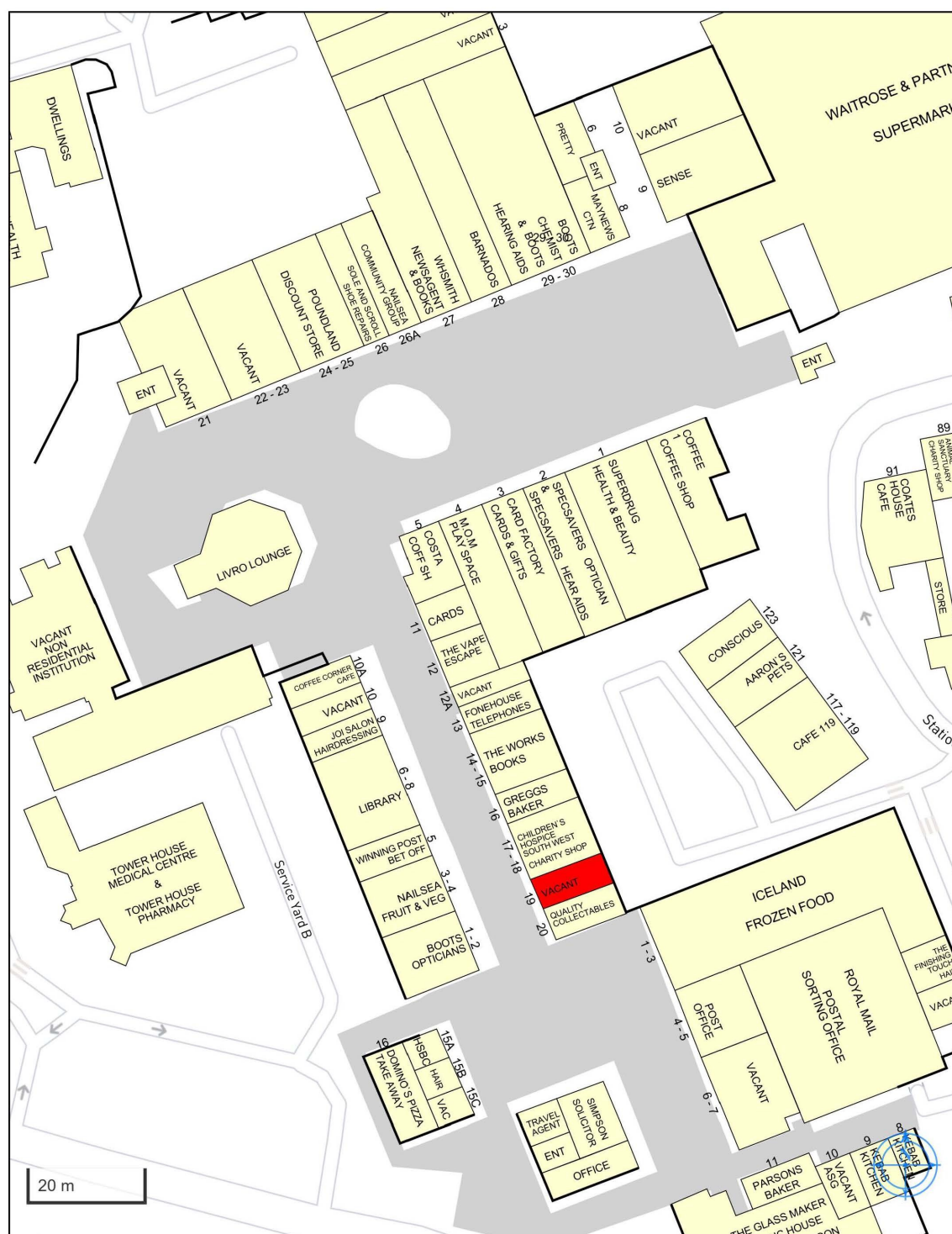


**SUBJECT TO CONTRACT JULY 2025**

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