



# TO LET

## 22-23, SOMERSET SQUARE, CROWN GLASS SHOPPING CENTRE, NAILSEA, BS48 1RQ

**GROUND FLOOR - 345 SQ M (3,712 SQ FT) + ANCILLARY**

**\*TO BE WHITE BOXED \*\***

### 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 Poundland and is opposite to the new Livro Lounge and close to 190 space free surface level car park.

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 and Poundland.

### ACCOMMODATION

The approximate gross internal floor areas are :

Ground Floor:	345 m <sup>2</sup>	(3,712 ft <sup>2</sup> )
First Floor	96 m <sup>2</sup>	(1,037 ft <sup>2</sup> )

Note: Could be amalgamated with adjoining unit to provide c. 5,500 sq ft on ground + ancillary.

\* [https://www.citypopulation.de/en/uk/southwestengland/north\\_somerset/E63005107\\_nailsea/](https://www.citypopulation.de/en/uk/southwestengland/north_somerset/E63005107_nailsea/)

### CONTACT

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Graduate Surveyor

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### IMPORTANT INFORMATION

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## LEASE

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

## RENT

£47,500 per annum exclusive

## SERVICE CHARGE

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 2025 is £18,014 pa and insurance at £2,505 .

## HANOVER SPECIFICATION

The landlord plans to carry out works to white box that is likely to include plastered walls, screeded floor and possibly basic lighting and wcs.

## RATES

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

Rateable Value: £37,750 (1 April 2023 to present)

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/government/publications/business-rates-retail-discount-guidance>

## 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

C (75). A certificate is available upon 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

Lydia Bruce: [Lydia.bruce@carterjonas.co.uk](mailto:Lydia.bruce@carterjonas.co.uk) / 0117 363 5697/ 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222 at this office.

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

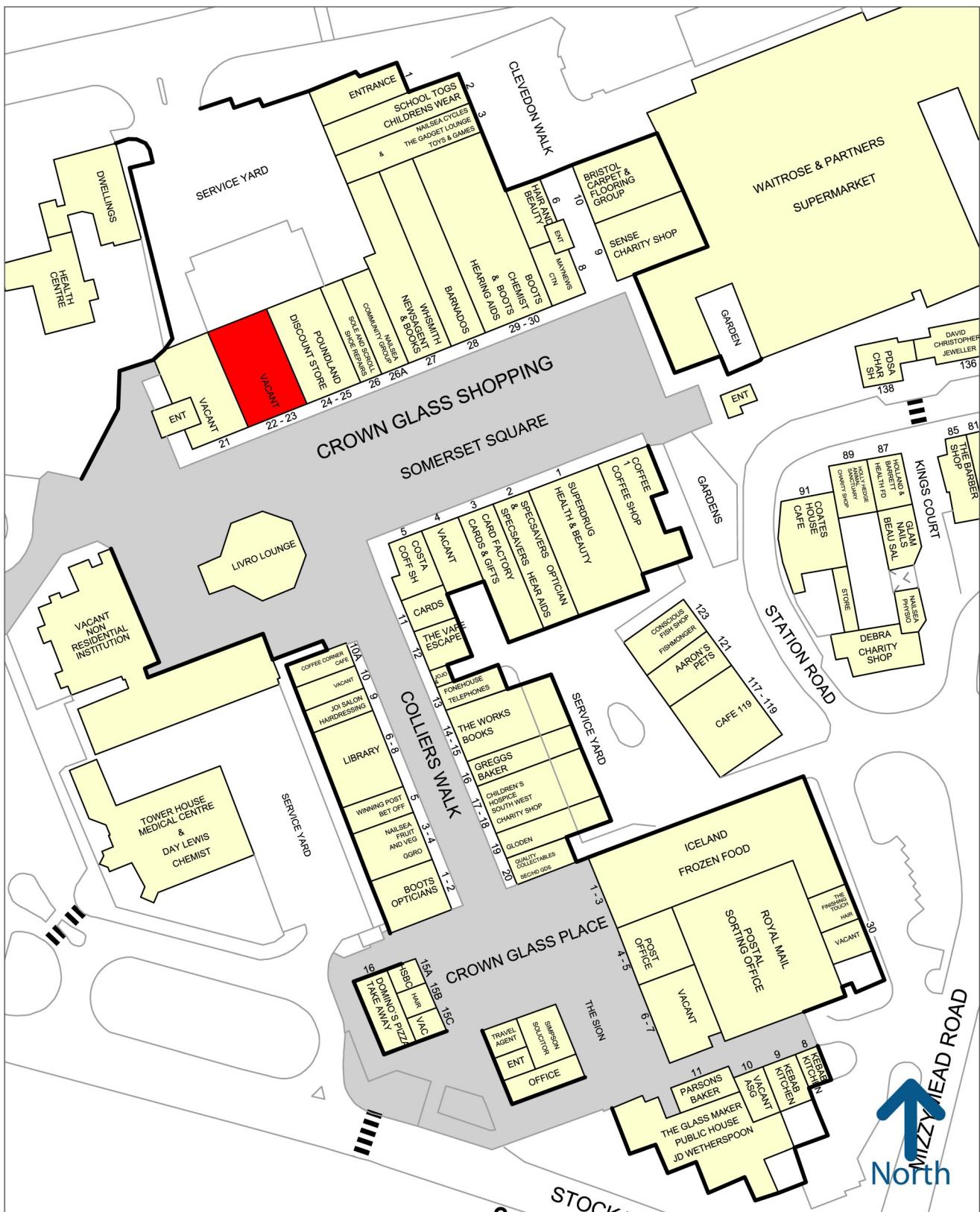


**SUBJECT TO CONTRACT**

**NOVEMBER 2024**

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Experian Goad Plan Created: 31/10/2024

Created By: Carter Jonas LLP



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