



TO LET

**6-7, CROWN GLASS PLACE, NAILSEA, BS48 1RD
GROUND FLOOR - 162.75 SQ M (1750 SQ FT)**

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 adjoins The Post Office whilst close to Wetherspoon's and Parsons Bakery.

Crown Glass Place adjoins the 90,000 sq ft Crown Glass Shopping Centre which is anchored by a mix of convenience, specialist and national occupiers to include Boots, Superdrug, WH Smith, Card Factory, Poundland, Costa and Specsavers.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor: 162.75 m² (1750 ft²)

* https://www.citypopulation.de/en/uk/southwestengland/north_somerset/E63005107__nailsea/

CONTACT

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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, subject to vacant possession.

RENT

£22,500 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 2024 is £8,788 + VAT. The insurance is £2,447 + VAT for the current year..

RATES

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

Rateable Value: To be re-assessed

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

A certificate rated E (105) applies to this former bank and a new EPC will be commissioned once the upper floors are separated.

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 / 0117 403 9990 / 0117 922 1222 or

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

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

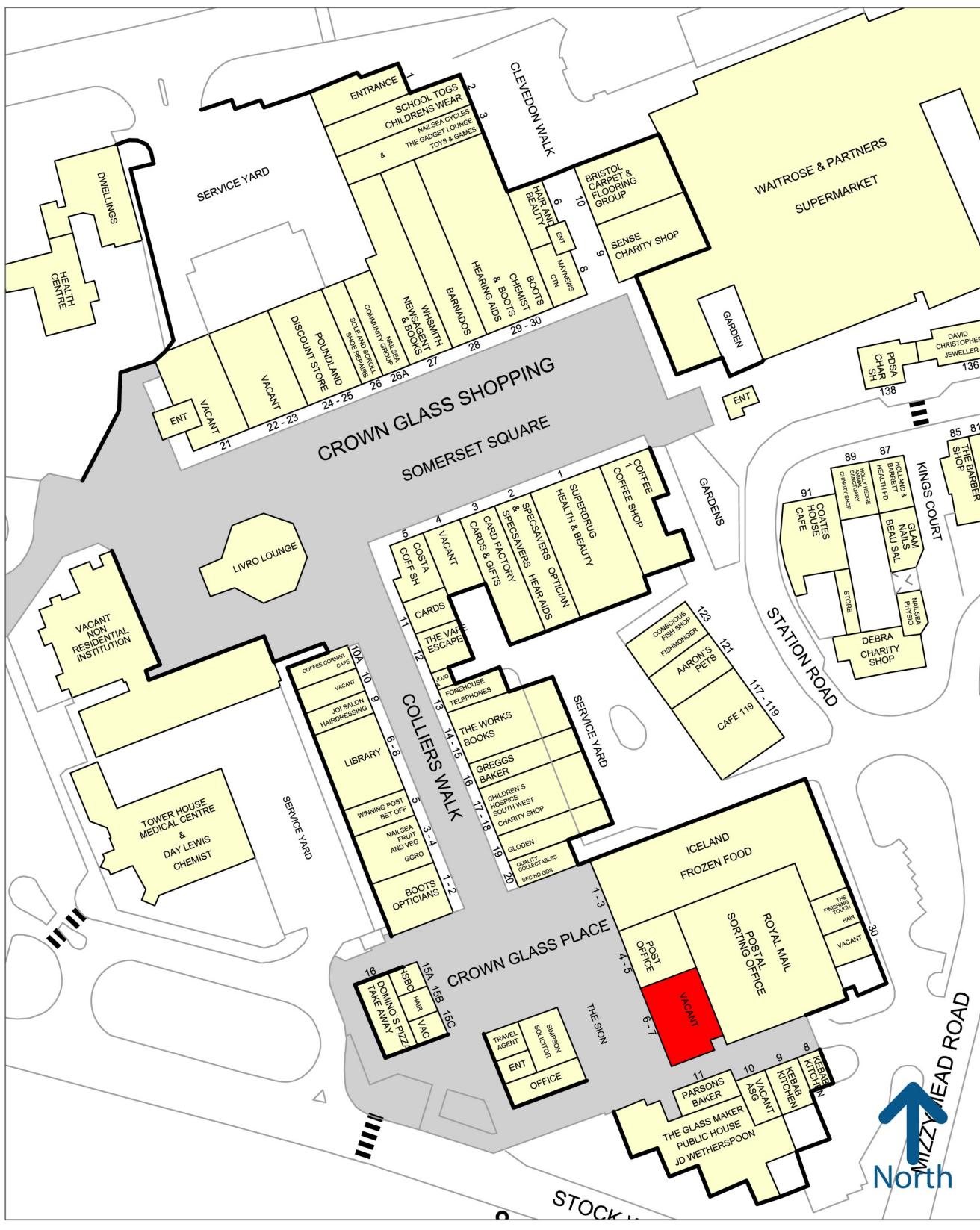
For details of other opportunities in Nailsea and all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT NOVEMBER 2024

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Experian Goad Plan Created: 31/10/2024

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