

TO LET

KINGS COURT,
FIRST FLOOR
OFFICES, HIGH
STREET, NAILSEA
BS48 1AW

2,152 sq ft
199.92 sq m

- First Floor Office
- Open Plan suite

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LOCATION

Kings Court is located in the town centre of Nailsea with pedestrian access between the High Street and a public car park to the rear providing abundant free parking.

Nailsea is located approximately 5 miles south of Bristol and has easy access to the M5 Motorway, via the Junction 20 at Clevedon, which is approximately 5 miles to the west via the B3130. Nailsea and Backwell Railway Station provides regular direct services to Bristol Temple Meads and London Paddington.

DESCRIPTION

First Floor Offices

ACCOMMODATION

Name	Size
First Floor	2,152 sq ft (199.92 sq m)
Total	2,152 sq ft (199.92 sq m)

PLANNING USE

Use Class E - Offices

TERMS

The offices are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to a service charge, with the lease to be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954.

RENT

£10.50 per sq ft per annum exclusive of VAT, rates and service charge.

RATEABLE VALUE

Current: £16,750
Rates Payable: £7,485
According to the valuation office agency website, the offices are assessed as follows:-

Rateable Value: £16,750
Rates Payable from 1st April 2024:
£8,358.25

LEGAL COSTS

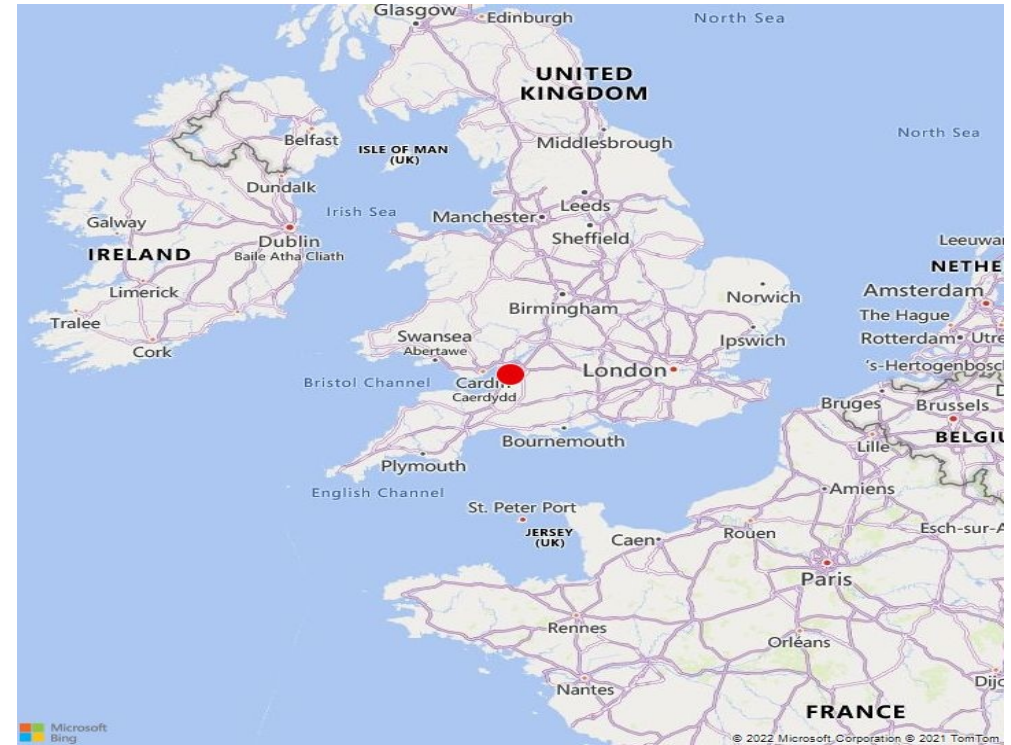
Each party will bear their own costs.

VAT

All figures quoted exclusive of VAT.

VIEWING

Strictly by appointment with agents.



CONTACT

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