



TO LET

**KINGS COURT, HIGH STREET, NAILSEA, BRISTOL,
BS48 1AW**

SIZE: 2,152 SQ FT (200 SQ M)

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.

CONTACT

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IMPORTANT INFORMATION

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KINGS COURT, HIGH STREET NAILSEA

DESCRIPTION

Kings Court provides a mix of retail units with offices arranged over first and second floors. The building is of concrete construction with brick external elevations under a pitched tile covered roof. The offices have stairs and lift access and their own WC's. The offices are refurbished and well-presented with central heating throughout.

ACCOMMODATION

The approximately net internal areas are as follows:

First Floor Office: 2,152 sq ft (199.92 sq m)

RATES

According to the valuation office agency website, the offices are assessed as follows:-

Rateable Value: £19,500

Rates Payable from 1st April 2026—£8,424

LEASE

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.

SERVICE CHARGE

There is a service charge payable as a contribution towards the landlords costs of running and maintaining the building, details are available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All terms quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly via sole agents:

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For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT APRIL 2026

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**Carter
Jonas**