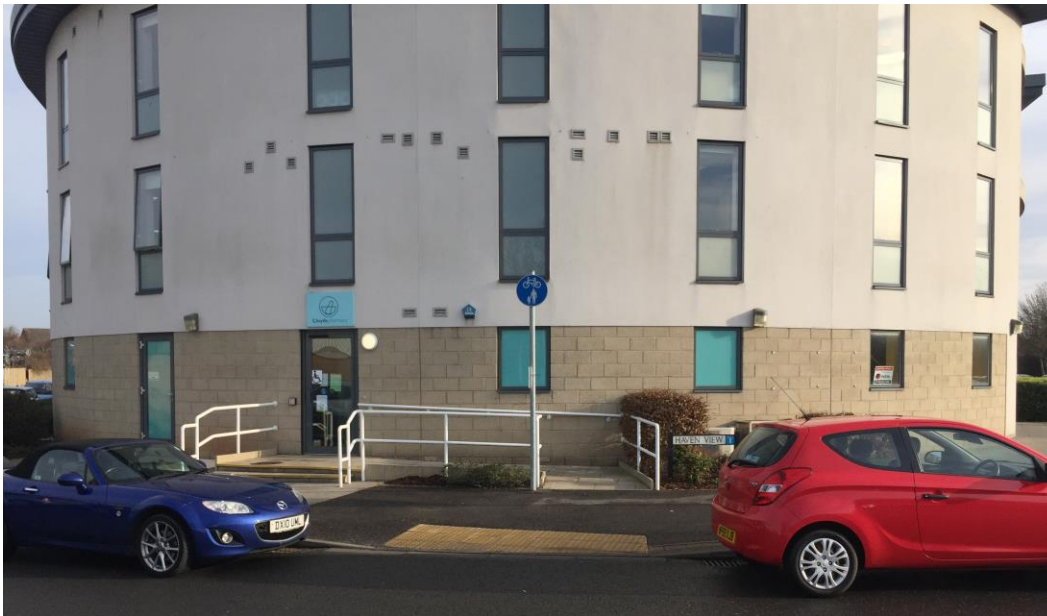




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**TO LET**  
**RARE D1 USE UNIT**  
**PORTISHEAD HEALTH CENTRE, HARBOUR ROAD,**  
**PORTISHEAD, BS20 7QA**

***AN EXCELLENT OPPORTUNITY TO SECURE A LARGE GROUND FLOOR MEDICAL USE UNIT ADJOINING PORTISHEAD MARINA HEALTHCARE CENTRE***



- **HEALTHCARE UNIT TO LET ADJOINING PORTISHEAD MARINA HEALTHCARE CENTRE**
- **GROSS INTERNAL AREA – 1,591 SQ FT (147.70 SQ M)**
- **RENT ON APPLICATION**
- **EXCELLENT OPPORTUNITY TO SECURE A UNIT WITH A RARE D1 (NON - RESIDENTIAL INSTITUTION) USE**

**SUBJECT TO CONTRACT**

## LOCATION

Portishead enjoys an attractive coastal position, just 9 miles from Bristol city centre with the new Portishead Marina being centre piece in this exciting modern town, which has been developed and is still an expanding hive of activity. The current population is approximately 24,000 and is set to increase making Portishead one of the largest towns in North Somerset. The unit is situated on Harbour Road and adjoins Portishead Marina Healthcare Centre. Occupiers in the immediate vicinity include Watkins and Tasker Veterinary Group and a number of other businesses occupying various offices, workshop and trade counter units. In addition to this, Harbour Road benefits from Waitrose, Lidl and Majestic Wine.

## DESCRIPTION

The subject property comprises part of the ground floor of a three story building of modern construction. The elevations are a mix of blockwork and rendered finish and the property benefits from metal framed window units.

Internally, the property has previously been fitted as a pharmacy and now benefits from a large sales area along with a kitchen and WC facilities. The unit presents to a high standard and benefits from a mix of tiled vinyl flooring and wood effect vinyl flooring and is also fitted with suspended air conditioning cassettes. The unit also benefits from a suspended ceiling and lighting provision is by way of a mix of recessed lighting and ceiling mounted strip lighting.

## ACCOMMODATION

We understand that the property benefits from the following approximate gross internal area:-

Back shop floor area	353 sq ft	( 32.8 sq m)
Dispensary floor area	360 sq ft	( 33.4 sq m)
Non dispensary sales area	504 sq ft	( 46.8 sq m)
CDS room / MHT hub	374 sq ft	( 34.7 sq m)
<b>Total</b>	<b>1,591 sq ft</b>	<b>(147.70 sq m)</b>

## PLANNING USE

We are advised that the permitted use of the property is retail, pharmacy and dispensary within Use Class D1 or for any other healthcare uses within Use Class D1, subject to landlords consent.

## TENURE

The property is offered to let by way of an assignment of the existing occupational lease dated 18<sup>th</sup> May 2009. The lease is drawn for a term of 20 years with rent reviews on every 3<sup>rd</sup> anniversary of the commencement date.

## RENTAL

Rent on application.

## ENERGY PERFORMANCE CERTIFICATES

Rating = D (88). A copy of this can be made available upon request.

## VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Tom Coyte MRICS or Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / charlie@burstoncook.co.uk

On behalf of Lloyds Pharmacy

**LloydsPharmacy**

**SUBJECT TO CONTRACT**

**JANUARY 2018**

Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.