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RETAIL UNIT TO LET (MAY SELL)

**88 HIGH STREET, NAILSEA, BRISTOL,
BS48 1AS**



- **A1 (GENERAL RETAIL) UNIT TO LET – MAY SUIT OTHER USES STP**
- **SITUATED ON THE HIGH STREET IN NAILSEA**
- **EXCELLENT LOCATION**
- **APPROX. NIA 2,347 SQ FT (218.03 SQ M)**
- **RENT ONLY £17,000 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The retail unit is located on the High Street in the popular market town of Nailsea which benefits from good transport links to Bristol and Weston – Super – Mare. The property is situated only 6 miles from the M5 motorway and Nailsea Train Station is only 1.5 miles away. Further to this, the area benefits from a large Waitrose store, Barclays Bank, Costa Coffee and a number of other multiple retailers operating in the immediate area.

DESCRIPTION

The property comprises a ground floor retail unit with a large sales area and glazed frontage which benefits from an external electric roller shutter door. There is ancillary / office accommodation to the rear and W/C facilities. There is further storage and a loading facility behind gates to the side of the property.

ACCOMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Area:

Ground Floor: 2,347 sq ft (218.03 sq m)

TENURE

The unit is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

The unit may also be available to purchase at a quoting price of £275,000 on a long leasehold interest of 999 years at a peppercorn ground rent.

SERVICE CHARGE

The tenant is to pay a service charge to the landlord in relation to external and communal repairs and maintenance.

RENTAL DEPOSIT

A rental deposit may be required to be paid to the landlord and to be held for the duration of the term.

RENT

The quoting rent is only £17,000 per annum, exclusive.

BUSINESS RATES

Rateable Value (2019/2020): £21,000.00
Rates Payable (2019/2020): £10,311.00

VAT

All prices are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Rating = C (55).

VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents:-
Burston Cook

FAO: Holly Boulton BSc (Hons) or Tom Coyte MRICS
Tel: 0117 934 9977
Email: holly@burstoncook.co.uk / tom@burstoncook.co.uk

SUBJECT TO CONTRACT

APRIL 2019

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (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.