

EXCEPTIONALLY LOCATED RETAIL UNIT- TO LET/MAY SELL

40a High Street, Portishead, Bristol, BS20 6BJ



- Busy retail pitch with high footfall and high levels of passing vehicle traffic on the High Street in Portishead
- Circa 1,266 sq ft (113.83 sq m) commercial NIA with an additional 573 sq ft (53.37 sq m) GIA residential flat.
- Quoting £32,000 pax for the commercial parts, or £40,000 pax for the whole (to include a one bed residential flat)
- Rear car park with up to 7 spaces and bin storage

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The unit is prominently situated fronting onto the High Street in Portishead, an affluent suburb located approximately 10.4 miles north of Bristol city centre. It is located in an excellent position on a corner plot of a retail parade with strong visibility.

DESCRIPTION

The premises comprises a high-quality self-contained fully corner pitched retail unit over ground and first floor. The property benefits from front and side access into the main sales space, with additional stores to the rear. The first floor comprises a kitchen and two W.C's. The first floor residential accommodation offers one bedroom, family bathroom, kitchen and lounge. There is a rear car park with space for 7 vehicles as well as commercial bin stores.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of :

Area	Sq ft	Sq m
Ground Floor	1,033	95.95
First Floor	193	17.88
Total	1,266	113.83
Residential GIA	574	53.37

LEASE

The property is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed and subject to normal rent review provisions.

RENT

Quoting £32,000 for the commercial parts.

Quoting £40,000 for the whole

PLANNING

Commercial—Use Class E – therefore suitable for a wide range of uses.

Residential—C3 Dwellinghouse

SERVICE CHARGE

A service charge is levied as a contribution towards the landlords costs of external repairs, maintenance and buildings insurance.

FREEHOLD

Quoting £500,000 for the freehold interest.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following rateable value:

	Rateable Value	Rates Payable
Current	£21,750	£9,352.50
From 1st April 2026	£30,250	£13,007.50

All parties are advised to make their own enquiries with the VOA.

The council tax for the residential property is band A.

VAT

We are advised the property is not elected for VAT.

EPC

	EPC Rating
Commercial	D (99)
Residential	E (52)

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoury

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2025

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