

EXCEPTIONALLY LOCATED RETAIL UNIT- TO LET

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 1,086 sq ft (100.89 sq m) commercial NIA
- Quoting a competitive rent of £25,000 pax
- Due to be fully refurbished to a white box specification

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 corner pitched retail unit over ground floor. The property benefits from side access into the main sales space, with additional offices and stores to the rear. The property is due to be refurbished to include a kitchenette and single W.C.

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	1,086	95.95

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 £25,000 for the commercial parts.

PLANNING

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

SERVICE CHARGE

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

BUSINESS RATES

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

	Rateable Value	Rates Payable
From 1st April 2026	£30,250	£13,007.50

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

EPC

	EPC Rating
Commercial	D (99)

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

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SUBJECT TO CONTRACT

April 2026



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