

98 - 100 HIGH STREET, NAILSEA, BS48 1AH

BURSTON COOK
0117 934 9977



A FREEHOLD
COMMERCIAL
PROPERTY

CURRENTLY
OCCUPIED BY A
NURSERY



EXCELLENT
LOCATION IN
CENTRAL
NAILSEA



SIZE (NIA)

1,667 sq ft
154.89 sq m



QUOTING PRICE

£375,000

FOR SALE



THE OPPORTUNITY

A rare opportunity to acquire a freehold property in Nailsea, which is currently occupied by a successful nursery business

- Approximate net internal area of 1,667 sq ft (154.89 sq m)
- For sale - £375,000, exclusive of VAT
- Current rental income of £25,600 pax potentially rising to £29,199.96 pax
- Potential for redevelopment or alternative uses should vacant possession be obtained

DESCRIPTION

The property comprises a self contained building arranged over basement, ground, and first floors, offering well-proportioned accommodation throughout.

The property is fitted as a nursery with various rooms set up for childcare in addition to WC and kitchen facilities.

There is external courtyard garden space to the rear.

CAR PARKING

There is on street car parking plus additional public car parking within the vicinity.

TENURE

The freehold interest is offered for sale with a guide price of £375,000, exclusive.

BUSINESS RATES

In accordance with the [Valuation Office Agency](http://www.voa.gov.uk) website (www.voa.gov.uk) the property has the following assessment:-

Rateable Value: £9,400

NB. Interested parties are therefore likely to benefit from small business rates relief.

All parties are advised to make their own enquiries to verify this information.

LOCATION

The property is located in the popular market town of Nailsea, which benefits from good transport links to Bristol and to the South and North via the M5. The property is located on the High Street within an established and vibrant retailing and commercial area.

Neighbouring occupiers include Boots, Waitrose and Tesco to name a few.

TENANCY

The property is currently occupied by Secret Garden Montessori Nailsea.

There is an expired existing occupational lease which is dated 15th June 2021 at a rent of £25,600 pax and expired 14th June 2026. The lease is protected by the LTA 1954 (Part II).

A new draft lease has been issued to the existing tenant at a rent of £29,199.96 per annum exclusive. The lease is drafted for a term of 5 years from 2026 with a break in 2029 and is based on full repairing and insuring terms subject to a schedule of condition. The draft lease is protected by the LTA 1954 (Part II).

NB The above lease is yet to be agreed.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	946	67.00
FIRST FLOOR	721	87.89
TOTAL (NIA)	1,667	154.89



PLANNING

We understand the property benefits from planning for the existing use as a nursery business within Use Class E.

EPC

Available upon request.

VAT

We have been advised that the property is not elected for vat.

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.



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