



Unit 9 The Precinct

Portishead, BS20 6AH

Ground Floor Retail

734 sq ft

(68.19 sq m)

- Central location in popular precinct
- Return frontage
- Currently trading as a takeaway use but others welcome subject to planning
- Nearby retailers include Johnsons, Specsavers and Parsons Bakery

Summary

Available Size	734 sq ft
Rent	£27,500 per annum
Rates Payable	£5,738.50 per annum
Rateable Value	£11,500
Service Charge	£1,300 per annum
EPC Rating	C

Location

Portishead is a popular coastal town situated 10 miles west of Bristol. Access to J19 of the M5 motorway is approximately 3 miles from the premises. The town has a population of circa 25,000 that is set to swell to over 30,000 in the coming years, which has lead to a strong High Street offering with the likes of Costa, Loungers, Greggs, Coffi Lab and Parsons Bakery all represented.

Description

The unit is arranged over ground floor only, currently with restaurant to the front and kitchen to the rear. The unit is currently trading as a food operator, but may suit other uses such as retail.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	734	68.19	Available
Total	734	68.19	

Planning

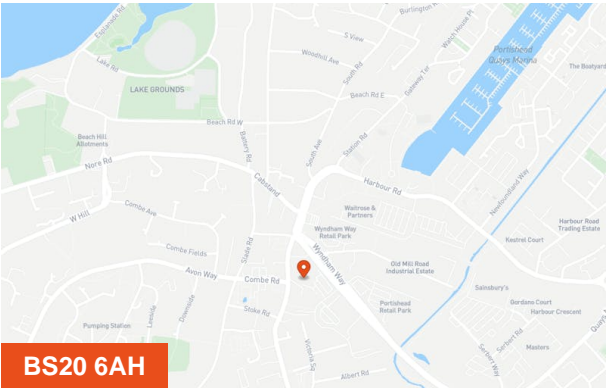
Interested parties are advised to confirm their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Terms

The unit is available by way of a new lease for a term to be agreed.



Viewing & Further Information

James Woodard

07753 302236

james.woodard@htc.uk.com

Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com