



1 The Precinct

Portishead, BS20 6AH

Retail Unit to Let - Confidentially Available

7,745 sq ft
(719.53 sq m)

- Central Portishead position
- Currently trading as a supermarket, but may suit other uses retail, food and beverage etc., subject to planning
- Nearby retailers include Coffee#, Costa, Loungers and Co-Op
- Potential to rebrand frontage significantly
- Split possible

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Summary

| | |
|----------------|--|
| Available Size | 7,745 sq ft |
| Rent | £72,500 per annum |
| Rates Payable | £34,965 per annum 1 April 2023 to Present |
| Rateable Value | £63,000 |
| EPC Rating | Upon enquiry |

Description

The unit is arranged over ground floor only, currently with sales to the front and storage to the rear. However, this could be offered as a single space, or potentially split to create two smaller units.

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, Co-op and Parsons all represented.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------|-------|--------|
| Ground | 7,745 | 719.53 |

Possible Split

Unit 1 (Front) 430.5 sq m 4,633 sq ft

Unit 2 (Rear) 270.05 sq m 2,911 sq ft

Costs

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

Tenure

Available on a leasehold basis.



Viewing & Further Information

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