



## 25 High Street

Portishead, Bristol, BS20 6BL

### Former Bank Premises

**3,417 sq ft**

(317.45 sq m)

- Prominent high street location
- Car parking to the rear
- Freehold sale
- All interested to be logged via Offr. Please scan the QR code to register

## Summary

<b>Available Size</b>	3,417 sq ft
<b>Price</b>	Offers in the region of £550,000
<b>Rateable Value</b>	£34,750
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (107)

## Description

The property comprises a two-storey, semi-detached building of traditional construction with an attractive appearance. The ground floor benefits from a large retail frontage with full height glazing, while the exterior also includes customer parking to the rear and a small side yard.

Internally, the ground floor provides retail accommodation to the front, with additional rooms, offices and strong rooms to the rear. The first floor, accessed via a single internal staircase, comprises offices, a kitchen, staff room and WC facilities.

## Location

Portishead is a popular and expanding coastal town situated 10 miles west of Bristol. Access to J9 of the M5 motorway is approximately 3 miles from the premises. The town has a population of circa 26,300 that is set to swell to over 30,000 in the coming years, with the majority of the expansion centred around Portishead Marina Quays. This has cemented the High Street as a vibrant retail pitch with few vacancies.

The subject property is situated in a central position on the High Street, with nearby occupiers including Costa Coffee, Impero Lounge (Loungers), Greggs and Boots Opticians.

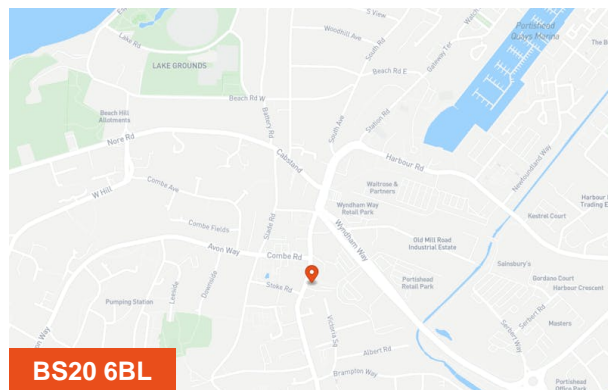
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Sales	1,786	165.92	Available
Ancillary - Ground Floor Ancillary	346	32.14	Available
1st - First Floor Ancillary	1,285	119.38	Available
<b>Total</b>	<b>3,417</b>	<b>317.44</b>	

## Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



## Viewing & Further Information

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