



64 High Street
Portishead, BS20 6EH

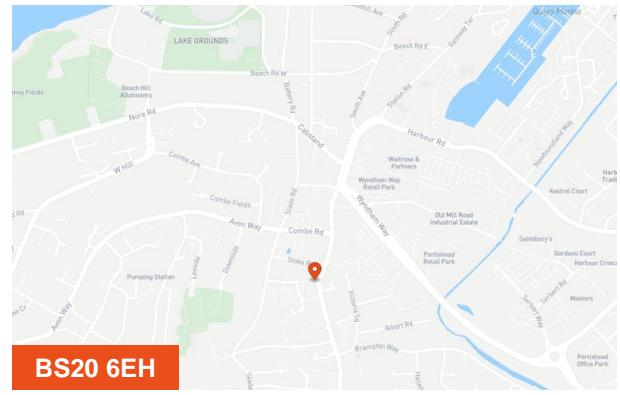
Retail shop in a prominent position on Portishead High Street

898 sq ft
(83.43 sq m)

- Strong mid-terrace position on the High Street
- Nearby retailers include: Parsons Bakery, Greggs, Costa, Coffee #1, Poundland and Loungers
- Parking space included
- Class E planning consent

Summary

Available Size	898 sq ft
Rent	£20,250 per annum exclusive
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The subject property is arranged over ground floor only, offering an open plan sales area with ancillary, kitchen and WC to the rear. The property benefits from a parking space at the rear of the property.

Location

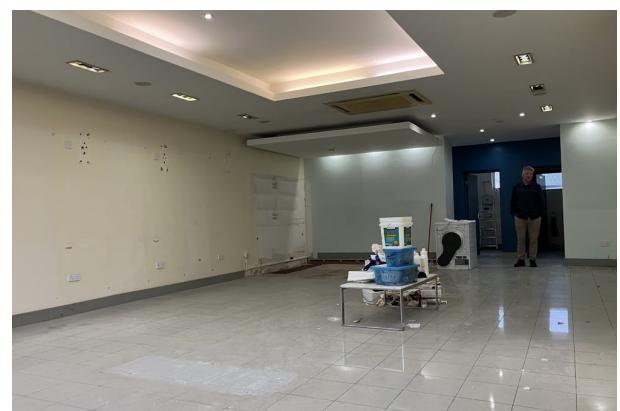
Portishead is a popular and expanding coastal town situated 10 miles west of Bristol. Access to junction 19 of the M5 motorway is approximately 3 miles from the premises. The town has a population of circa 25,000 that is set to swell to over 30,000 in the coming years, with the majority of the expansion centered around Portishead Quays.

The unit sits in a prime mid terrace location on the High Street next to Greggs and a few doors down from Loungers. The High Street benefits from many national retailers such as Parsons Bakery, Costa and Poundland.

Accommodation

We have measured the property on an NIA basis and set out the areas as follows:

Name	sq ft	sq m
Ground - Sales	787	73.11
Ground - Ancillary	111	10.31
Total	898	83.42



Terms

The property is offered by way of assignment of the existing lease or a sub-lease. The lease expires on 26th June 2026 and the passing rent is £20,256 per annum. A new lease can potentially be offered subject to Landlord consent.

Car Parking

One parking space included to the rear of the property.

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Viewing & Further Information

Rebecca Harries

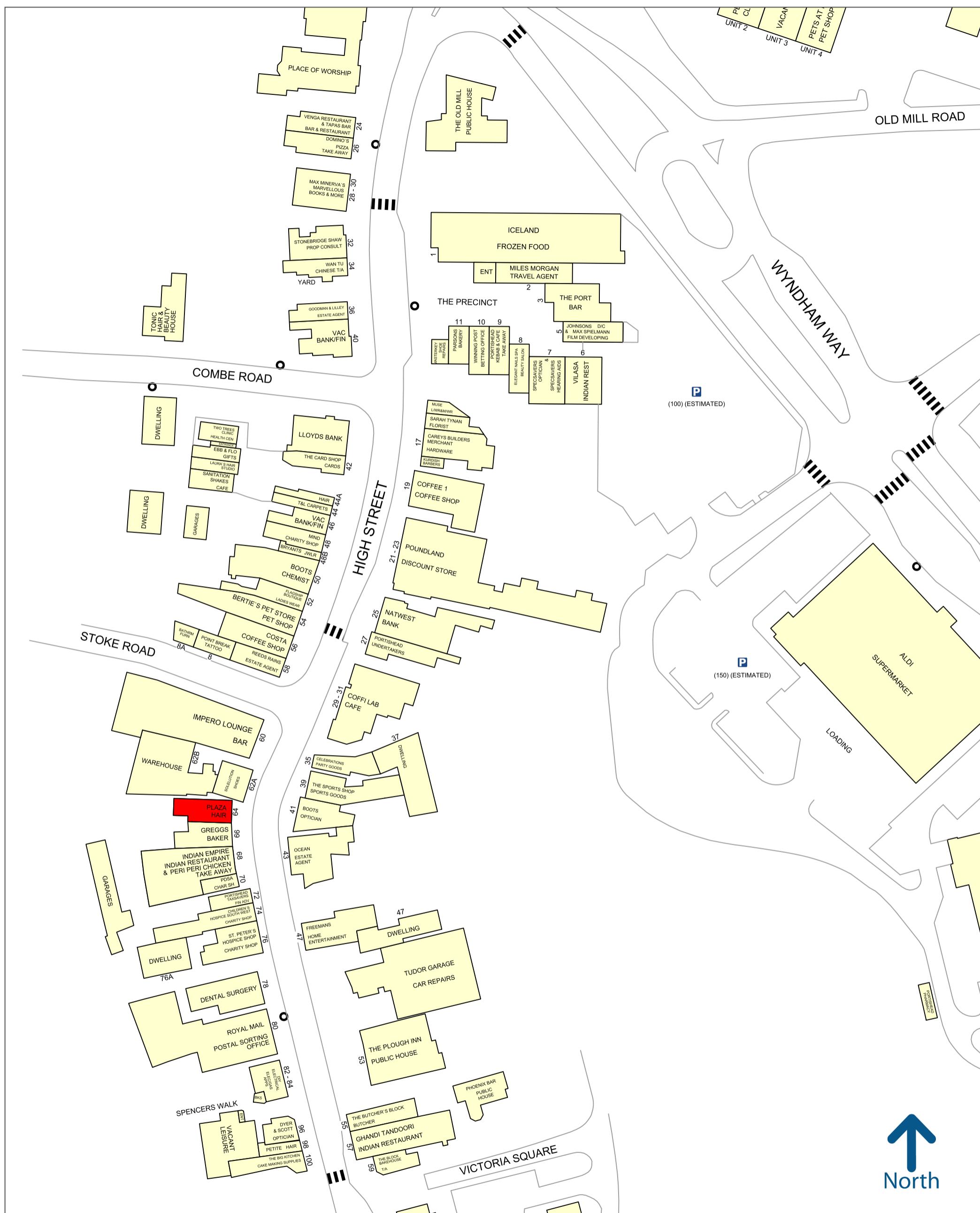
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50 metres

Experian Goad Plan Created: 28/11/2024
Created By: Hartnell Taylor Cook LLP