



46 High Street

Portishead, Bristol, BS20 6EL

Retail shop in a prominent position

1,120 sq ft
(104.05 sq m)

- Strong mid-terrace position on the High Street.
- Nearby retailers include: Parsons Bakery, Greggs, Costa, NatWest, Coffee #1, Poundland and Lounges.
- 4 Parking Spaces.
- Class E planning consent

Summary

Available Size	1,120 sq ft
Rent	£18,750 per annum
Rateable Value	£14,750
EPC Rating	Upon enquiry

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 25,000 that is set to swell to over 30,00 in the coming years, with the majority of the expansion centred around Portishead Quays.

The unit sits in a prime mid-terrace location in the middle of the High Street, opposite to NatWest, Coffee #1 and the new Poundland. The High Street benefits from many national and independent retailers such as Parsons Bakery, Greggs, Costa, and Loungers.

Description

The subject property is over ground and first floors. The ground floor offers a sales space with a small ancillary/ staff room area to the rear. The first floor can be used as office space or ancillary accommodation. The property also benefits from 4 parking spaces at the rear of the property, accessed via Stoke Road.

Accommodation

The accommodation comprises the following areas:

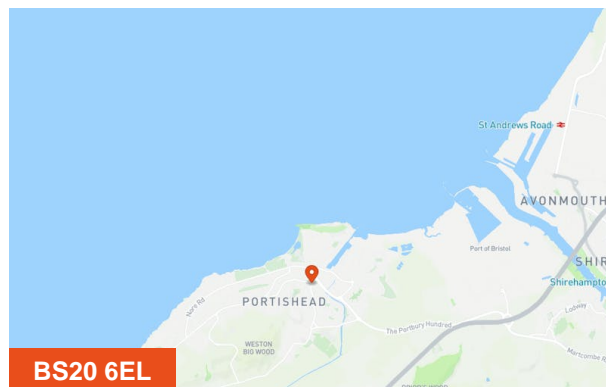
Name	sq ft	sq m
Ground - Sales	456	42.36
Ground - Ancillary	96	8.92
1st - Ancillary	568	52.77
Total	1,120	104.05

Car Parking

4 spaces available to the rear.

Costs

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



Viewing & Further Information

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