



## 40 High Street

Portishead, Bristol, BS20 6EN

### Former bank premises to let

**1,931 sq ft**

(179.40 sq m)

- Prominent corner High Street position
- Spacious retail premises arranged over ground and first floors
- Nearby retailers include Greggs, Iceland, Costa and Boots
- Substantial rear car park with space for 10 - 12 cars

## Summary

Available Size	1,931 sq ft
Rent	£42,500 per annum
Rates Payable	£10,853.25 per annum
Rateable Value	£21,750
EPC Rating	Upon enquiry

## Description

The subject property is situated on a prominent corner in a central position on Portishead High Street, and is arranged over ground and first floors. The ground floor offers a spacious sales area, whilst the first floor can be used as an office space or ancillary accommodation. To the rear is a substantial car park with space for 10-12 cars.

## Location

Portishead is a popular 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 30,000 in the coming years, with the majority of the expansion centred around Portishead Quays. This has cemented the High Street as a vibrant retail pitch with few vacancies. Nearby retailers include: Iceland, Lloyds Bank, Parsons Bakery, Greggs, Costa, Boots, and Loungers.

## Accommodation

The accommodation comprises the following areas:

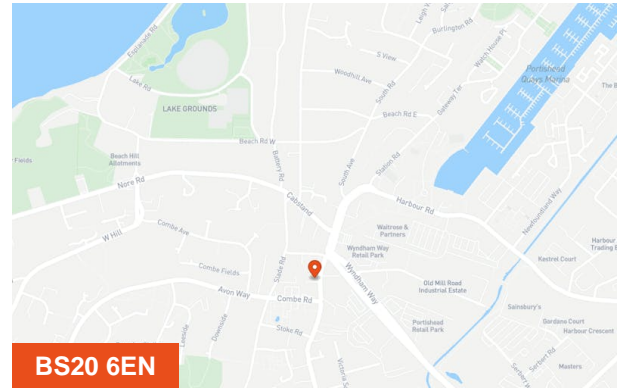
Name	sq ft	sq m
Ground - Ground Floor Sales	972	90.30
Ground - Ground Floor Ancillary	182	16.91
1st - First Floor Office / Ancillary	777	72.19
<b>Total</b>	<b>1,931</b>	<b>179.40</b>

## Car Parking

10 - 12 spaces available

## Costs

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



## Viewing & Further Information

### James Woodard

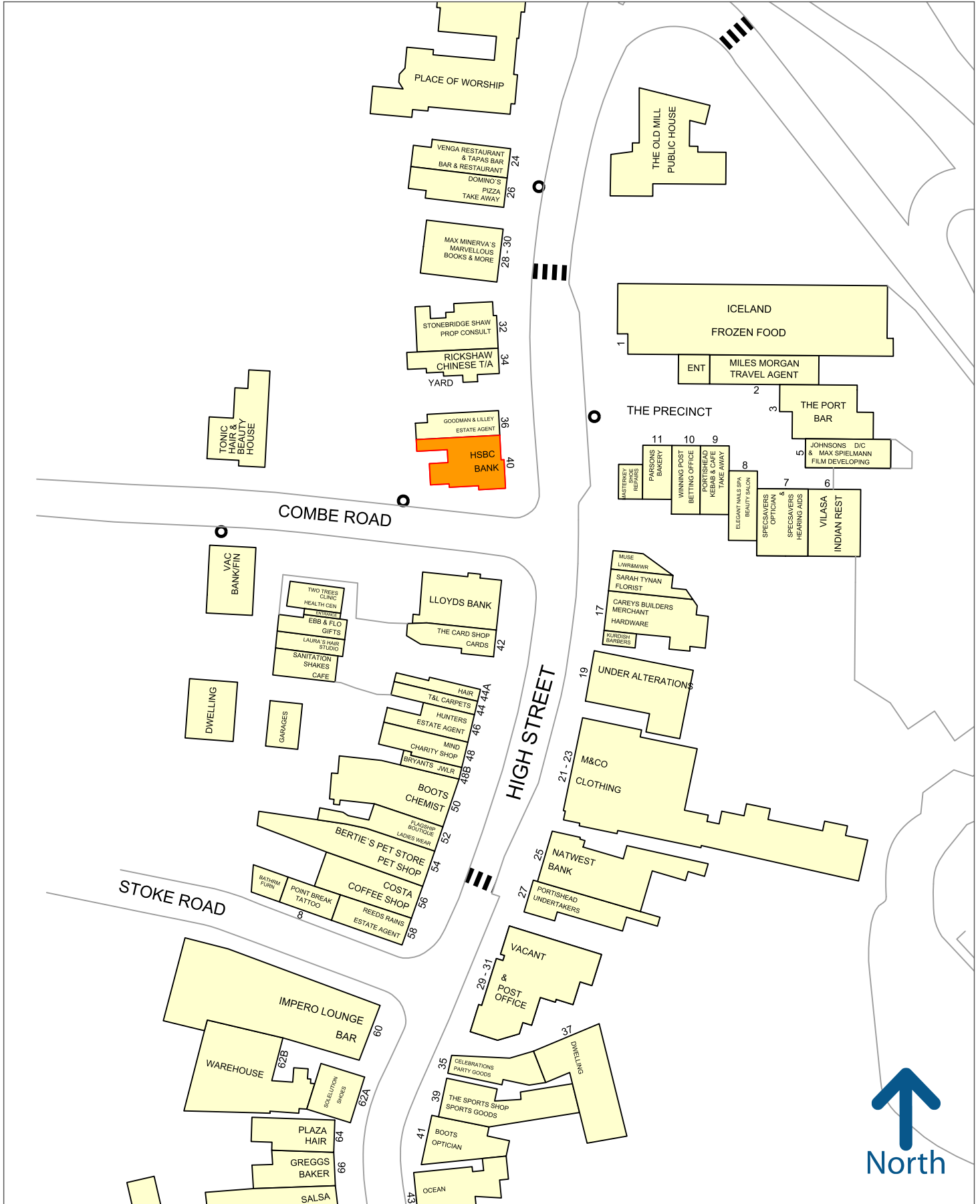
07753 302236

james.woodard@htc.uk.com

### Charlie Pooley

07919 057 756 | 07919 057 756

charlie.pooley@htc.uk.com



50 metres

Experian Goad Plan Created: 17/04/2023  
Created By: Hartnell Taylor Cook LLP



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