



Unit 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 Specsavers
- 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

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 led to a strong High Street offering with the likes of Costa, Loungers, Greggs, Coffi Lab and Parsons Bakery all represented.

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.

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

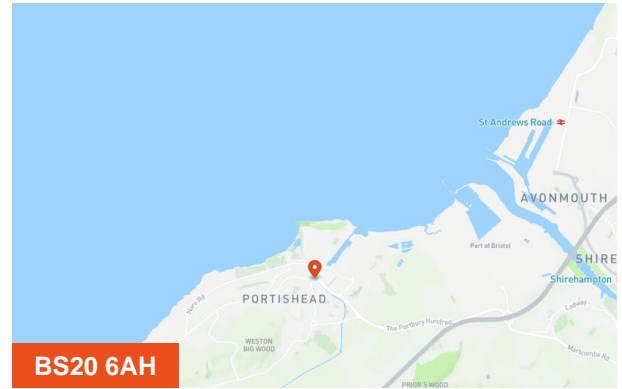
Unit 2 (Rear) 270.05 sq m 2,911 sq ft

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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