



## Unit 1 The Precinct

Portishead, BS20 6AH

### Retail Unit to Let - Confidentially Available

**7,745 sq ft**  
(719.53 sq m)

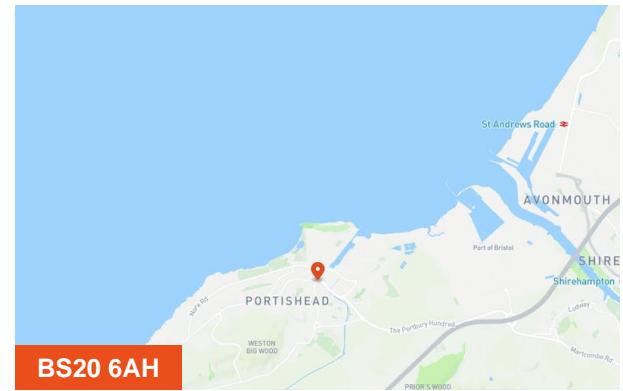
- Central Portishead position
- Currently trading as a supermarket, but may suit other uses retail, food and beverage etc., subject to planning
- Nearby retailers include Coffee#, Costa, Loungers and Specsavers
- Potential to rebrand frontage significantly
- Split possible

## 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 lead 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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