

TO LET

RETAIL UNIT

118.08 SQ M (1,271.00 SQ FT)

Former Barclays Bank, 68 High Street, Portishead BS20 6EH



- Self contained retail unit
- Prime retailing location
- High levels of footfall
- Private parking to the rear

TO LET

LOCATION

Portishead is a popular and growing coastal town located 10 miles to the south west of Bristol. The town benefits from excellent communication links with junction 19 of the M5 approximately three miles to the north west.

The property is situated on the western side High Street at the centre of the main retailing provision and in an area with high levels of footfall. Nearby occupiers include Greggs, Boots, The Post Office and Impero Lounge.

DESCRIPTION

An excellent self contained retail unit located in the centre of the main retailing provision. The sales area benefits from a full width aluminium framed double glazed frontage and is largely open plan. WCs and a staff room are located to the rear.

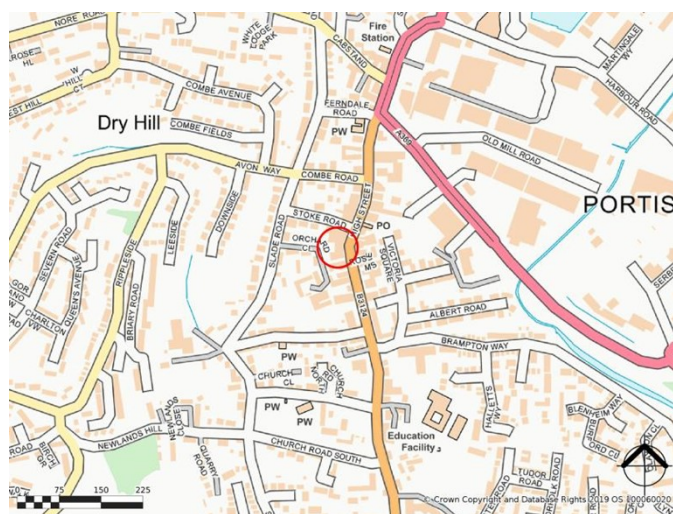
Barclays Bank are vacating in July 2021 and the unit will be returned to a shell condition.
The Area in Terms of Zone A extends to 639 sq ft.

To the rear of the property there is parking for two vehicles. Access is via Orchard Close.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:

	Sq m	Sq ft
Sales Area	99.87	1,075.00
Ancillary	18.21	196.00
WC's		
Total	118.08	1,271.00



TENURE

Available by way of a new Fully Repairing and Insuring lease on terms to be agreed.

RENT

£29,000.00 Per Annum Exclusive

BUSINESS RATES

Interested parties are advised to make further enquiries with the valuation office agency to ascertain the likely Business Rates payable. The rateable value of the retail unit is £16,750 as at April 2017.

PLANNING

The property has planning consent for E use under the Town & Country Planning (Use Classes) Order 1987. This includes, but is not limited to, shops, offices, cafés / restaurants, clinics, health centres and gyms. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal cost incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

The property has an EPC rating of E

CONTACT

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