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RETAIL UNIT TO LET

RARE A3 PREMISES TO LET ON NAILSEA HIGH STREET

**UNIT 1, IVY COURT, 61A HIGH STREET,
NAILSEA, BS48 1AW**



- **A3 (RESTAURANT) UNIT TO LET – MAY SUIT OTHER USES STP**
- **EXCELLENT TRADING LOCATION**
- **SITUATED ON THE HIGH STREET IN THE POPULAR MARKET TOWN OF NAILSEA**
- **SIZE 977 SQ FT (90.81 SQ M)**
- **RENT ONLY £20,000 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The retail unit is located on the High Street in the popular market town of Nailsea which benefits from good transport links to Bristol and Weston – Super – Mare. Ivy Court is located on the south side of the High Street within an established and vibrant retailing area. The property is situated only 6 miles from the M5 motorway and Nailsea Train Station is only 1.5 miles away. Further to this, the area benefits from a large Waitrose store, Barclays Bank, Costa Coffee and a number of other multiple retailers operating in the immediate area.

DESCRIPTION

The property comprises a ground floor retail unit, with a large sales area and glazed frontage. There is ancillary accommodation to the rear with a male and female W/C facility. There are two rear exits which lead to a private car park (parking is on a first come first served basis), both with metal roller shutter doors. The property further benefits from an extraction hood and various steel kitchen counters and sink units.

ACCOMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal floor areas are as follows:-

Ground Floor: 977 sq ft (90.81 sq m)

TENURE

The unit is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

The quoting rent is £20,000 per annum, exclusive.

BUSINESS RATES

Rateable Value (2018/2019): £16,750.00
Rates Payable (2018/2019): £8,040.00

VAT

All prices and rentals are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

We understand the property has a rating of E (103).

VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents:-
Burston Cook

FAO: Holly Boulton BSc (Hons) or Tom Coyte MRICS
Tel: 0117 934 9977
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SUBJECT TO CONTRACT

OCTOBER 2018

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.