

RETAIL

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TO LET

THE TRIANGLE CENTRE, CLEVEDON BS21 6HX

GROUND FLOOR 92—280 SQ M (C.992— 3,000 SQ FT)

**** SUBJECT TO VACANT POSSESSION****

LOCATION

Clevedon is a seaside town in North Somerset with a resident population of 21,078* situated off junction 20 of the M5 Motorway, situated 13 miles west of Bristol and 11 miles north-east of Weston-super-Mare.

The scheme is anchored by a 22,680 sq ft **B & M** store with free 260 space surface level car park.

The Triangle Centre offers the prime shopping in the town where other multiple retailers include **Superdrug, Card Factory, Boots** and **Miles Morgan Travel** whilst opposite **WH Smith, Greggs, Holland & Barrett** and **Coffee#1**

* Clevedon (North Somerset, South West England, United Kingdom) - Population Statistics, Charts, Map, Location, Weather and Web Information

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

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ACCOMMODATION

The following units are available as single, double or a triple unit with the approximate floor areas and dimensions as follows.

ADDRESS	FLOOR AREAS	RENT (PAX)	
Unit 3	Internal Width: 6.98m (22'9) Internal Depth: 14.03m (46) Ground Floor: 94.04m ² (1,012 ft ²)	£22,000	
Unit 4	Internal Width: 6.91m (22'7) Internal Depth: 14.02m (46) Ground Floor: 92.93m ² (1,000 ft ²)	£22,000	
Unit 5	Internal Width: 6.95m (22'8) Internal Depth: 13.82m (45'3) Ground Floor: 92.17m ² (992 ft ²)	£22,000	
Kiosk / Development Opportunity	Ground Floor: 78.9m ² (850 ft ²)	TBA	

LEASE TERMS

New leases are available for terms to be agreed, incorporating 5 yearly upward only rent reviews.

SERVICE CHARGE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre.

The service charge for the year ending June 2027 is:

Unit 3: £2,997.25 | Unit 4: £3,007.05 | Unit 5: £2,986.81

VAT

All figures within these terms are exclusive of VAT where applicable.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: Unit 3: £15,250 | Unit 4: £15,250 | Unit 5: £15,000 (From 1st April 2026)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

EPC

The premises are assessed as: Unit 3: C (72) | Unit 4: D (87) | Unit 5: C (57)

Certificates are available on request.

PLANNING

Each shop benefits from a **Class E planning** consent allowing premises to be used for **retail, financial and professional services, cafés/restaurants, offices** or **medical**, subject to landlords consent.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office or our joint agent

Bladen Property Consultants: jb@bladenproperty.co.uk / 0117 287 2006



For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT JANUARY 2026

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