

RETAIL

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TO LET

3-4, COLLIERS WALK, NAILSEA, BS48 1RH

SALES AREA - 123 SQ M (1,324 SQ FT)

SUBJECT TO VACANT POSSESSION

LOCATION

Nailsea is a busy town situated 8 miles west of Bristol and 16 miles north west of Weston-Super-Mare, close to junction 20 of the M5 motorway, with an estimated population of 15,477 *

Colliers Walk adjoins the 90,000 sq ft Crown Glass Shopping Centre which is anchored by a mix of convenience, specialist and national occupiers to include Boots, Livro Lounge, WH Smith, Card Factory, Poundland, Costa and Specsavers.

The premises fronts Colliers Walk, immediately adjoining Boots Opticians and opposite retailers to include Greggs, The Works and Waitrose.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor:	123.00 sq m	1,324 sq. ft
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* Office of National Statistics 30.06.18

CONTACT

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carterjonas.co.uk/commercial

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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

**Carter
Jonas**

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£27,500 per annum, exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. The service charge estimate for the year ending 31 March 2026 is £4,738.

Insurance premium for the year end 24 June 2026 is £707.

RATES

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

Rateable Value: £20,500 (From 1 April 2026)

Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#).

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (79) is available on request.

VAT

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

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

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

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

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



SUBJECT TO CONTRACT MARCH 2026

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