



120 High Street,
Portishead BS20 6PR

Car Showroom Premises / Town Centre
Development Opportunity

**TO LET
FOR SALE**

0.79 Acres
(0.32 Hectares)

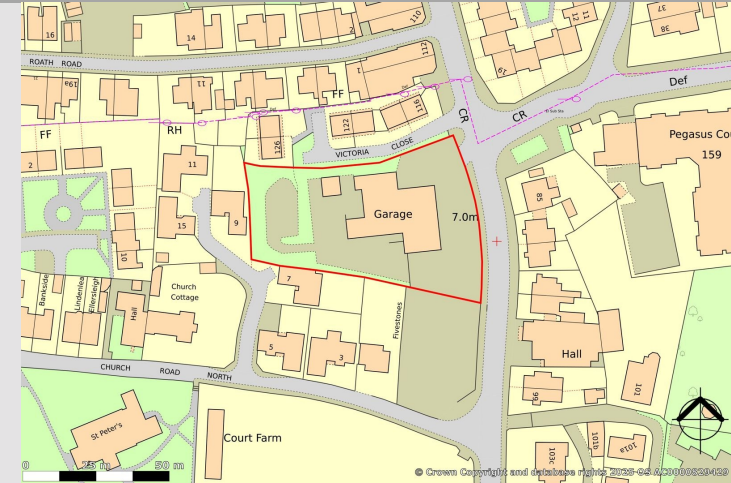
DESCRIPTION

The property comprises a car showroom premises on a regular shaped site of approx. 0.79 acres with a frontage to the High Street extending to 57m and a site depth of 73m.

The premises encompass two linked buildings set back from the road behind what was originally a petrol forecourt. The front building provides showroom with ancillary offices, linking to the main workshop to the rear which is of steel frame construction accessed by two roller shutter loading doors.

To the rear of the site is a raised parking area laid in gravel.

- ✔ Prominent town centre site totalling 0.79 acres
- ✔ Single let with short unexpired term
- ✔ Redevelopment potential subject to planning consent
- ✔ Showroom / workshop accommodation totalling 6,021 sq ft
- ✔ Close proximity to retail and leisure amenities



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	0.79	0.32

VAT

The property is elected for VAT. All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

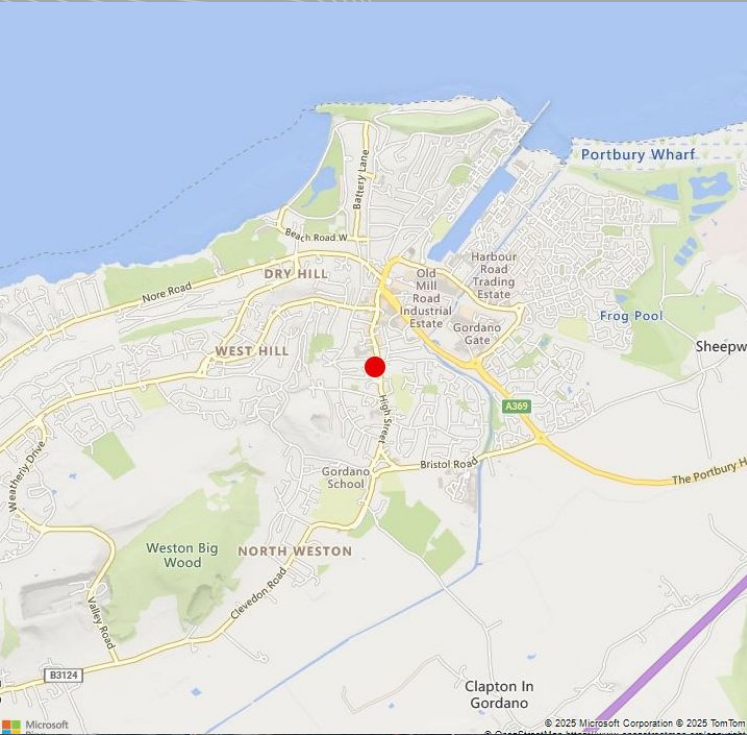
The current rateable value is £60,500. For further information visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available to let on a new lease on terms to be agreed or the sale of the freehold with vacant possession.

EPC G - 162





LOCATION

Portishead is situated c. 10 miles west of Bristol and has a population of approx. 26,000.

The property occupies a prominent position on the High Street and is within immediate proximity of a range of shops and restaurants. Portishead beach and marina is within c.1 miles' walking distance and J19 of the M5 is 3 miles distant.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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