



TO LET

**KINGS COURT, HIGH STREET, NAILSEA, BRISTOL,
BS48 1AW**

SIZE: 2,152 SQ FT (200 SQ M)

LOCATION

Kings Court is located in the town centre of Nailsea with pedestrian access between the High Street and a public car park to the rear providing abundant free parking.

Nailsea is located approximately 5 miles south of Bristol and has easy access to the M5 Motorway, via the Junction 20 at Clevedon, which is approximately 5 miles to the west via the B3130. Nailsea and Backwell Railway Station provides regular direct services to Bristol Temple Meads and London Paddington.

CONTACT

Carter Jonas LLP

St. Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Kate Richardson

Associate

0117 363 5699 | 07342 701095

Andrew Hardwick

Partner

0117 922 1222 | 07771 820053

Andrew.Hardwick@carterjonas.co.uk

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

DESCRIPTION

Kings Court provides a mix of retail units with offices arranged over first and second floors. The building is of concrete construction with brick external elevations under a pitched tile covered roof. The offices have stairs and lift access and their own WC's. The offices are refurbished and well-presented with central heating throughout.

ACCOMMODATION

The approximately net internal areas are as follows:
First Floor Office: 2,152 sq ft (200 sq m)

RATES

According to the valuation office agency website, the offices are assessed as follows:-

Rateable Value: £16,750

Rates Payable from 1st April 2024: £8,358.25

LEASE

The offices are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to a service charge, with the lease to be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954.

RENT

£10.50 per sq ft per annum exclusive of VAT, rates and service charge.

SERVICE CHARGE

There is a service charge payable as a contribution towards the landlords costs of running and maintaining the building, details are available on request.

LEGAL COSTS

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

VAT

All terms quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly via sole agents:

Andrew Hardwick
Andrew.hardwick@carterjonas.co.uk

Kate Richardson
kate.richardson@carterjonas.co.uk

at this office, Tel: 0117 922 1222.

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



SUBJECT TO CONTRACT SEPTEMBER 2022

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