

RETAIL

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TO LET

3, CLEVEDON WALK, NAILSEA, BS48 1RS

FLEXIBLE TERMS AVAILABLE

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 *

Clevedon 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 front Clevedon Walk and neighbours **Togs**, and sits close to **Pretty, Sense and Waitrose**

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Sales area	264.03 sq m	2,842 sq. ft
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* Office of National Statistics 30.06.18

CONTACT

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Berkeley Place, Bristol, BS8 1BQ
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

£15,000 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 2025 is £10,785

Insurance premium for the year 24 June 2025 is £1,499

RATES

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

Rateable Value: £9,200 (1 April 2023 to present)

For rateable values of less than £15,000, small business rates relief may apply. 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 (82) is available on request

VAT

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

VIEWING & FURTHER INFORMATION

Virtual video: <https://vimeo.com/929827526?share=copy>

Strictly via sole letting agents:

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

Lydia Bruce: Lydia.bruce@carterjonas.co.uk / 07880 378175 / 0117 922 1222 or

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

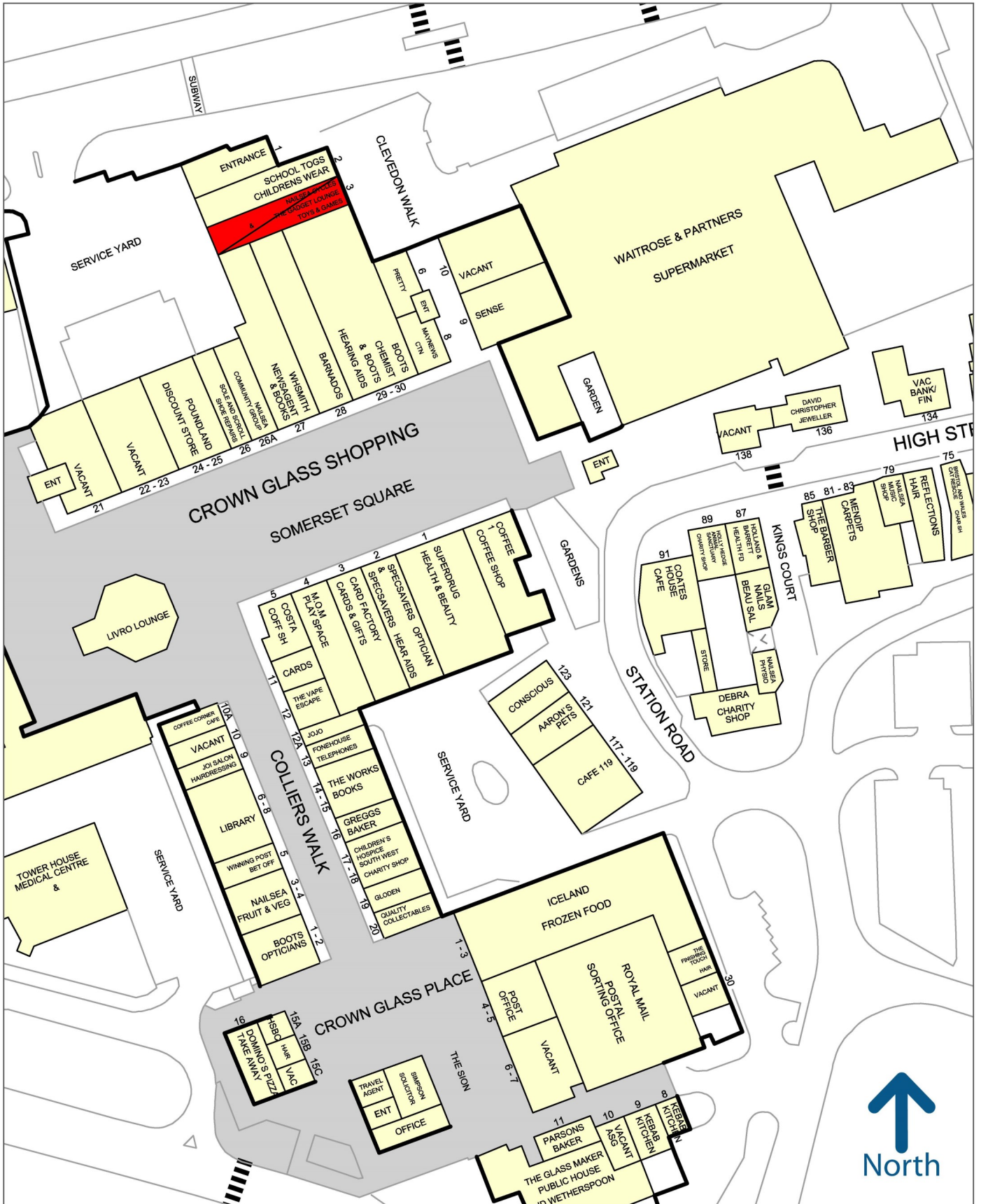
For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT FEBRUARY 2025

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50 metres

Experian Goad Plan Created: 29/01/2025
Created By: Carter Jonas LLP