

Retail Detail For Sale

Thompson

commercial

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NAILSEA THE COURTHOUSE HIGH STREET. BS48 1AH

Location

The premises are located in Nailsea High Street. Nailsea is a well established, affluent town, located approximately 13 miles south west of Bristol City Centre and 14 miles north east of Weston Super Mare.

The shop is on the corner of High St and Link Road close to Tesco, Original Factory Stores and Waitrose and a range of local traders. There are ample on street and free public car parks in the vicinity. Servicing to the unit is available to the rear, via the basement.



Description

A large ground floor lock up shop previously used for A1 retail use which is capable of subdivision having originally been designed as two separate shops.

At the rear the premises have WC facilities. They provide the following approximate areas:-

Ground Floor	
Sales	1,108 sq ft/102.94 sq m

Rateable Value

Under the 2023 revaluation the premises have a Rateable Value of £15,750 pa but subdivided each shop may well qualify for nil rates, but

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Terms

The premises are available by way of a new 125yr ground lease at a ground rent of £250 pa. The lease would be effectively full repairing and insuring lease by way of an annual service charge currently approx. £980 per annum, full details of which are available on request.

Sale Price £195,000 + VAT.

Alternatively, the owner may be prepared to let the shop on a new lease at £17,500 pa + VAT

Subject to Contract

Legal Costs

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

interested parties are strongly recommended to speak to N Somerset Council as reliefs may be available.

Viewing strictly by prior appointment with the sole agents:

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