



TO LET

Ground Floor Retail Unit

1,500 sq.ft (139.35 sq.m)

Unit 6 & 6A, The Precinct, Portishead, North Somerset, **BS20 6AH**

- Consent for A1, also suitable for other retail uses
- Within The Precinct Shopping Arcade
- Free shoppers car park to rear
- High footfall from car park and High Street
- Nearby tenants include Boots, barclays, Greggs bakery, Iceland and Costa coffee.

DESCRIPTION

Ground floor double shop unit with glazed shop front to the Precinct Shopping Arcade and return frontage to Wyndham Way car park. The property has planning consent for A1 (Retail) use and benefits from high footfall from both car park and shopping precinct. Other national occupiers nearby include Greggs Bakery, Barclays Bank, Costa Coffee, Boots, Impero Lounge and Iceland.

LOCATION - GL50 1EG

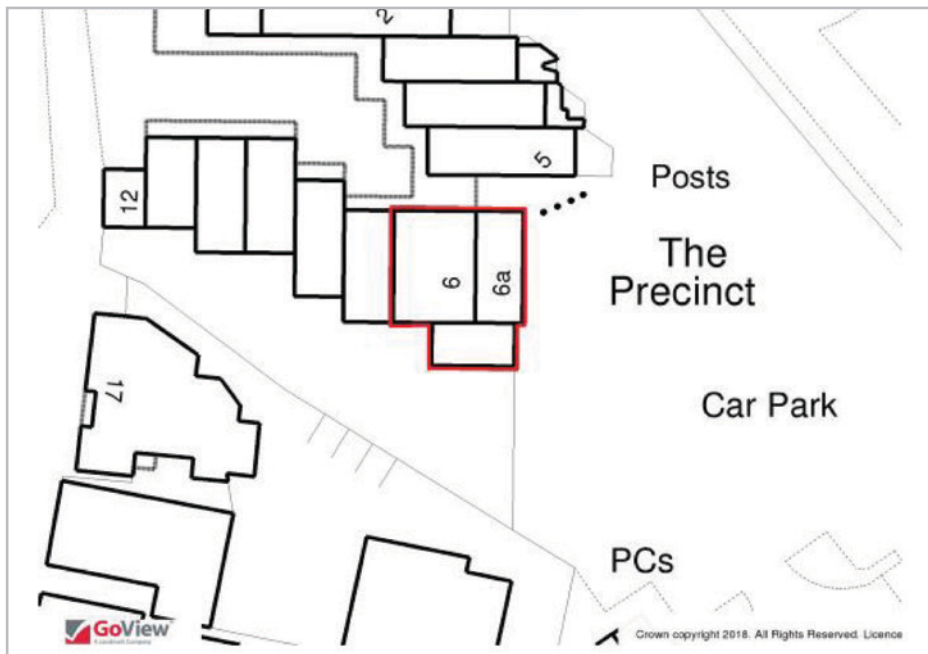
Portishead is a coastal town in North Somerset approximately 7 miles southwest of Bristol City Centre. Portishead is accessible via the A369 Portway Bypass from Junction 19 of the M5 Motorway.

The retail precinct is located off the High Street within Portishead centre. The property is located within the Precinct Shopping Arcade which forms part of the Town Centre's main retailing pitch. There is a free car park to the rear off Wyndham Way (A369). The centre accommodates a good mix of retailers and is anchored by an Iceland supermarket.

AREAS

(approx. NIA)

	Sq.ft	Sq.m
Ground floor retail sales including rear toilet ancillary	1,500	139.35



RENT & RATES

Available on application. The property is elected for VAT.

SERVICE CHARGE & INSURANCE

The premises participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

A1 Shops, A2 Financial/Professional, A3 Restaurants/Cafes, A5 Takeaways - subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:



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