

arc

Retail Property Consultants

RETAIL UNIT TO LET

1 The Piazza, Harbour Road

Portishead

BS20 7EL





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0117 252 0532
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The property is located on Harbour Road, and forms part of a new mixed-use development anchored by **Waitrose** with other occupiers present including **Lidl**, **Travelodge**, **JD Wetherspoon**, **Home Bargains** and **Majestic Wine**.

The property is opposite Parish Wharf Leisure Centre and close to Portishead Library, and a short distance from the Marina residential development, with restaurant occupiers including **Bottelino's** and **Aqua**.

Portishead High Street and Portishead Retail Park are also located nearby.

Accommodation

The premises are arranged over ground floor only and provide the following approximate floor area (subject to measurement):

Ground Floor Sales	155.23 sq m	1,671 sq ft
WC	-	-

Rent

£32,500 per annum exclusive.

Terms

The premises are available on a new effectively full repairing and insuring basis, for a term to be agreed.



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EPC

Further details on application.

VAT

All figures quoted are exclusive of VAT.

Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	“Shop and Premises”
Rateable Value	£26,250
UBR 2019/2020:	49.1p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

Planning

We understand the premises benefits from an A1 (Retail) planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority.

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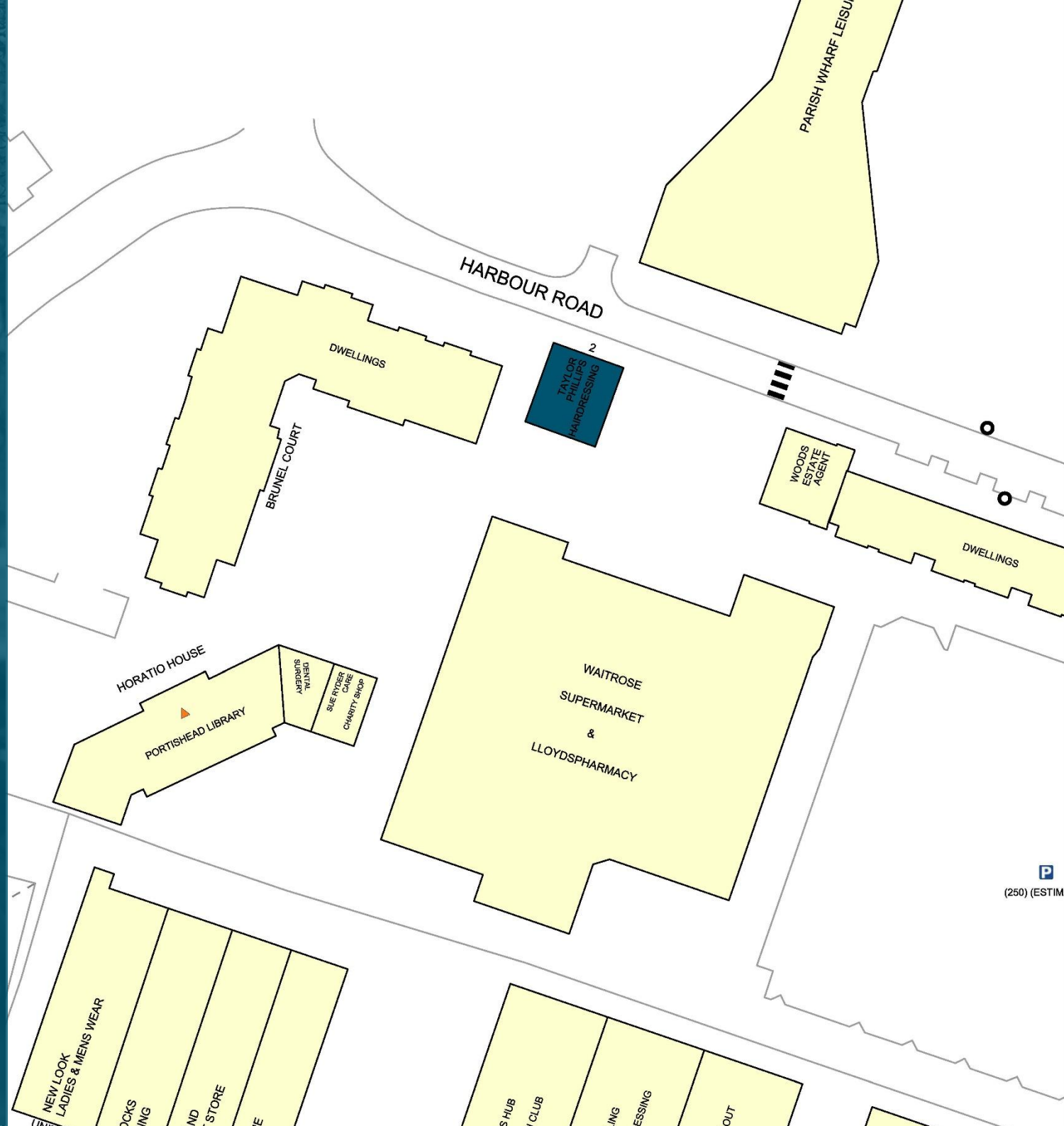
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Further Information

Please note this a confidential disposal and staff are unaware. All enquiries strictly through sole agents:

ARC Retail

Anthony Walker

anthony@arcetail.co.uk

| 07496 519790

Andy Smallman

andy@arcetail.co.uk

| 07921 744289

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