



**TO LET/
MAY SELL**

Office Unit

585 - 1,250 sq.ft (54 - 116 sq.m)

**Unit 9a, The Precinct, Portishead,
Bristol, Avon, BS20 6AH**

- Prime Location
- Iceland Supermarket Anchor
- High Footfall Area

LCP.

part of M'Core

**0117
990 2200**

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Areas (Approx. Gross Internal)

First Floor	585 sq.ft	(54 sq.m)
Additional Space	665 sq.ft	(61 sq.m)

The premises are approached from a self-contained street level entrance and benefit from the following:

Location

The premises are situated at first floor level, in the heart of The Precinct. Other well-known occupiers in the vicinity include Specsavers, Parsons Bakery, Loungers, Coffee #1, Johnsons Cleaners and Iceland.

There is a car park behind the Precinct, and other parking nearby.

Rent

£9,000 per annum

Business Rates

Rateable Value £3,350,
North Somerset Council.

Service Charge

A service charge will be levied for the maintenance of common areas. £1,768 (dependent on whether the tenant takes the additional space)

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

We understand that the current planning consent under the Town and Country Planning Act 1990 is Class E. Prospective parties will be required to make their own enquiries.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Viewing

Strictly via prior appointment
with the appointed agent

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0117
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