

To Let – Retail Premises

1,568 sq ft (145.67 sq m)

67 High Street, Keynsham, Somerset, BS31 1DL

- Prominent location
- Available for occupation from 20th July 2019

Location

Keynsham is popular town located between Bristol and Bath in Somerset. It is approximately 5 miles southeast of Bristol, 6 miles east of Bath and 16 miles southwest of Chippenham.

Keynsham benefits from excellent transport links being situated next to the A4 which run towards Bristol and Bath and also the A4174 which runs towards the M4 motorway.

The subject property is located a short walk from Keynsham train station which provides frequent services into Bristol, Bath and Chippenham. There are also multiple bus services connecting to the surrounding towns.

The subject property is situated in a prominent location on the southern end of the high street. Nearby occupiers include Card Factory, WH Smiths, Thomas Cook, Costa, Lloyds Pharmacy and Peacocks.

Description

The ground floor retail space benefits from a glazed frontage, and currently provides retail accommodation with ancillary accommodation located on the upper floors.

Accommodation

The unit extends to the following approximate floor areas (from VOA):

Ground Floor	1,043 sq ft (96.90 sq m)
First Floor	525 sq ft (48.80 sq m)
Ground Floor (ITZA)	780 sq ft (72.50 sq m)
TOTAL	1,568 sq ft (145.67 sq m)

Planning

A1, A2 or B1(a)



Rates

Rateable Value	£24,750
UBR	49.1p
Rates Payable (Per Annum)	£12,152

Interested parties should verify these figures with the Local Authority.

Rent / Lease Terms

The property is available by way of an assignment with the lease expiring on 17 May 2023, or via a sublease on terms to be agreed.

There is a tenant only break clause on 18 May 2021, subject to 6 months prior notice. Full lease details available on request.

Rent

£18,000 pax

VAT

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

Viewing and further Information

By appointment through Sole Agents GL Hearn.

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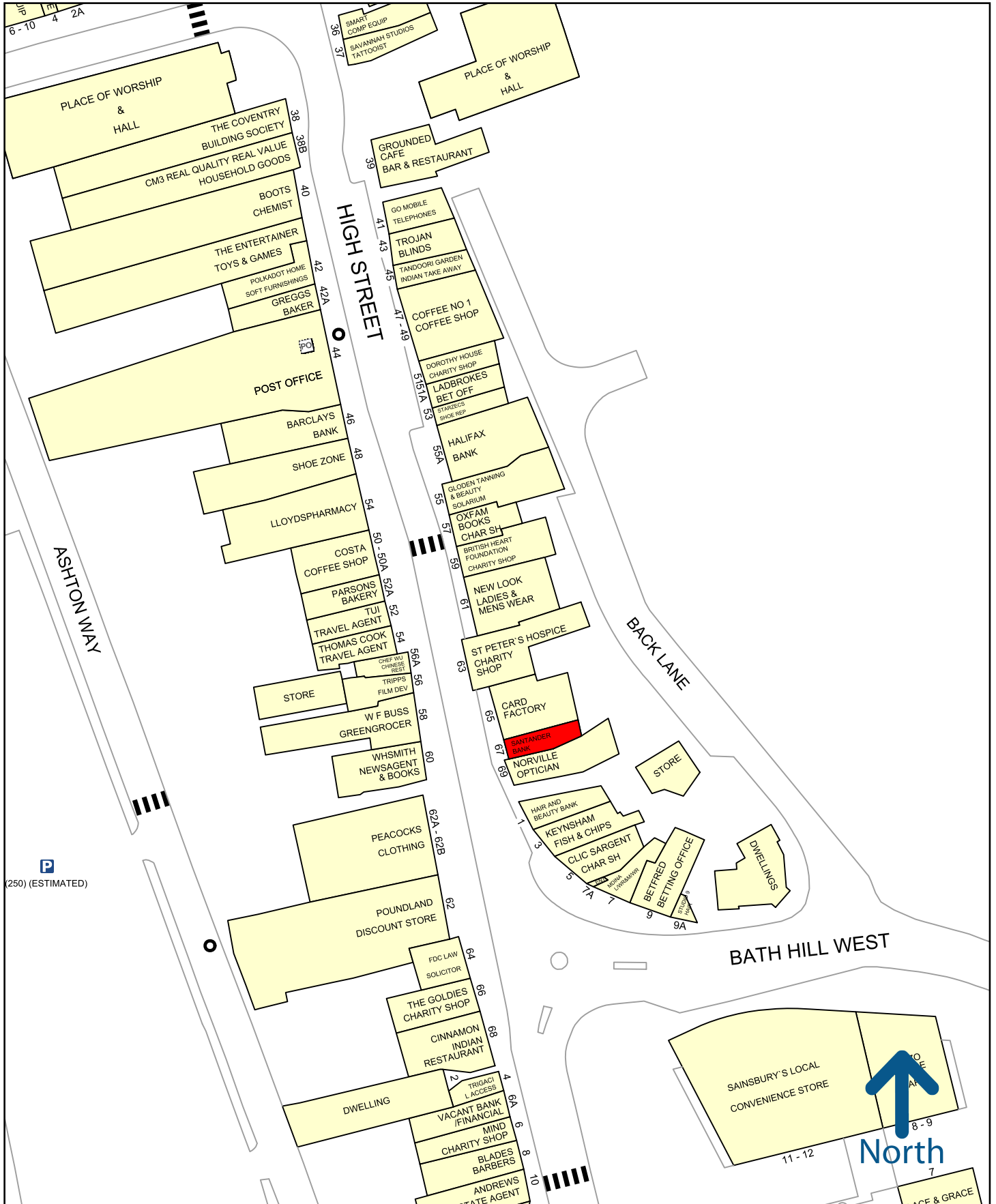
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Important Notice

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50 metres

Experian Goad Plan Created: 28/06/2019
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