

High Street Portishead BS20 6EL







£416 Per Month

marktempler

COMMERCIAL, LAND & DEVELOPMENT





		
PROPERTY TYPE	HOW BIG	WARMTH
Office	310.00 sq ft	Electric
		
PARKING	BUSINESS RATEABLE VALUE	EPC RATING
No Parking	£3,700 per annum	63 (C)

This well-positioned first floor office/work space is situated along Portishead High Street, benefiting from consistent footfall and a prominent town centre location. Accessed via The Old Bakehouse Courtyard, the accommodation provides a practical and flexible workspace ideal for a range of professional occupiers.

The office is approached through a shared communal entrance hall, with stairs rising to the first floor. Once inside, a central hallway provides access to the main office area, positioned at the front of the building and enjoying views overlooking the High Street. The accommodation also benefits from a compact kitchenette and WC facilities.

Located within the heart of Portishead, the property is ideally placed for local amenities, shops, cafés and transport links, with the surrounding High Street environment providing an established setting for businesses looking for a convenient and accessible workspace.

Available from 1st September, this office suite presents an excellent opportunity for occupiers seeking well-located accommodation within one of North Somerset's most popular towns.



VAT Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

Services We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms The premises are offered by way of a commercial lease details of which are available upon request.

Rates Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

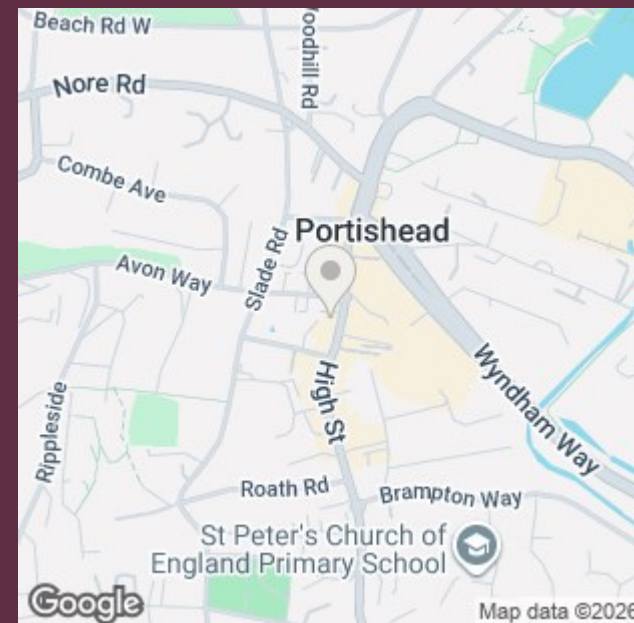
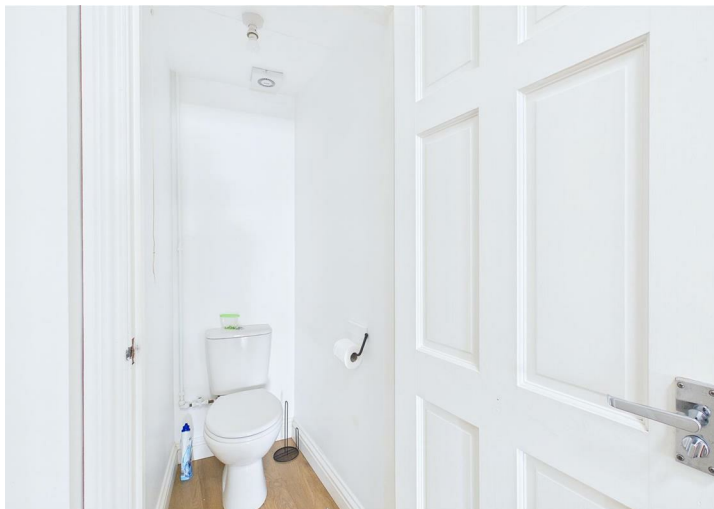
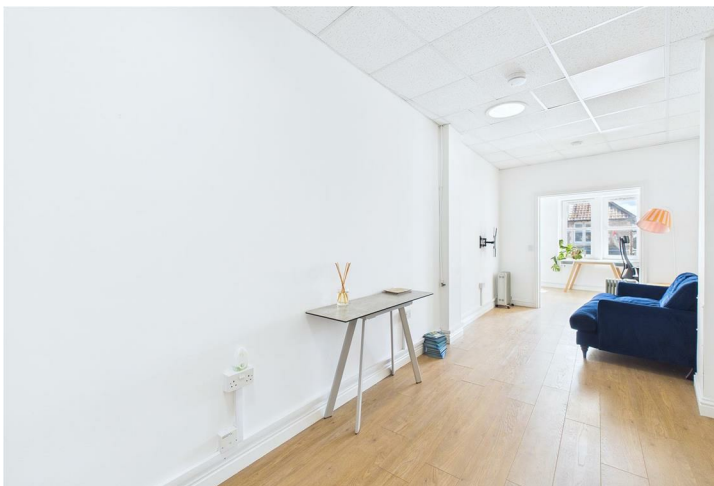
Should a guarantor be required an additional application fee of £90

Rental Deposit Prospective occupiers may be required to provide a rental deposit.

Legal Costs All parties are to pay their legal costs.

Asbestos Regulations, It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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