

SUBJECT TO VP

TO LET

UNIT
9

TO LET

winning post bookmakers
Parsons

M UNIT 9

///riverside.whispers.crusted
The Precinct
Portishead
BS20 6AH

Occupiers Include

Specsavers

MAX
SPIELMANN

VILASA
AUTHENTIC INDIAN CUISINE

m
miles morgan
travel

DESCRIPTION

The unit is arranged over ground floor only, currently with restaurant to the front and kitchen to the rear. The unit is currently trading as a food operator, but may suit other uses, such as retail.

- Located in a busy prime shopping location
- Potential to rebrand frontage significantly
- Nearby retailers include Johnsons, Specsavers and Parsons Bakery.

UNIT SIZE

Total Area: 734 sq.ft (162.6 sq.m)

RENT

POA

BUSINESS RATES

Rateable Value: £11,500

SERVICE CHARGE & INSURANCE

Service Charge: £1,300

Insurance: £225

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

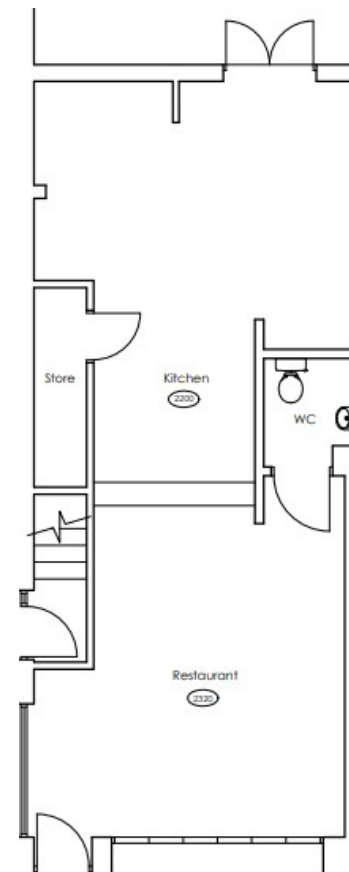
PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

FLOOR PLAN



13

Retail Units On-Site



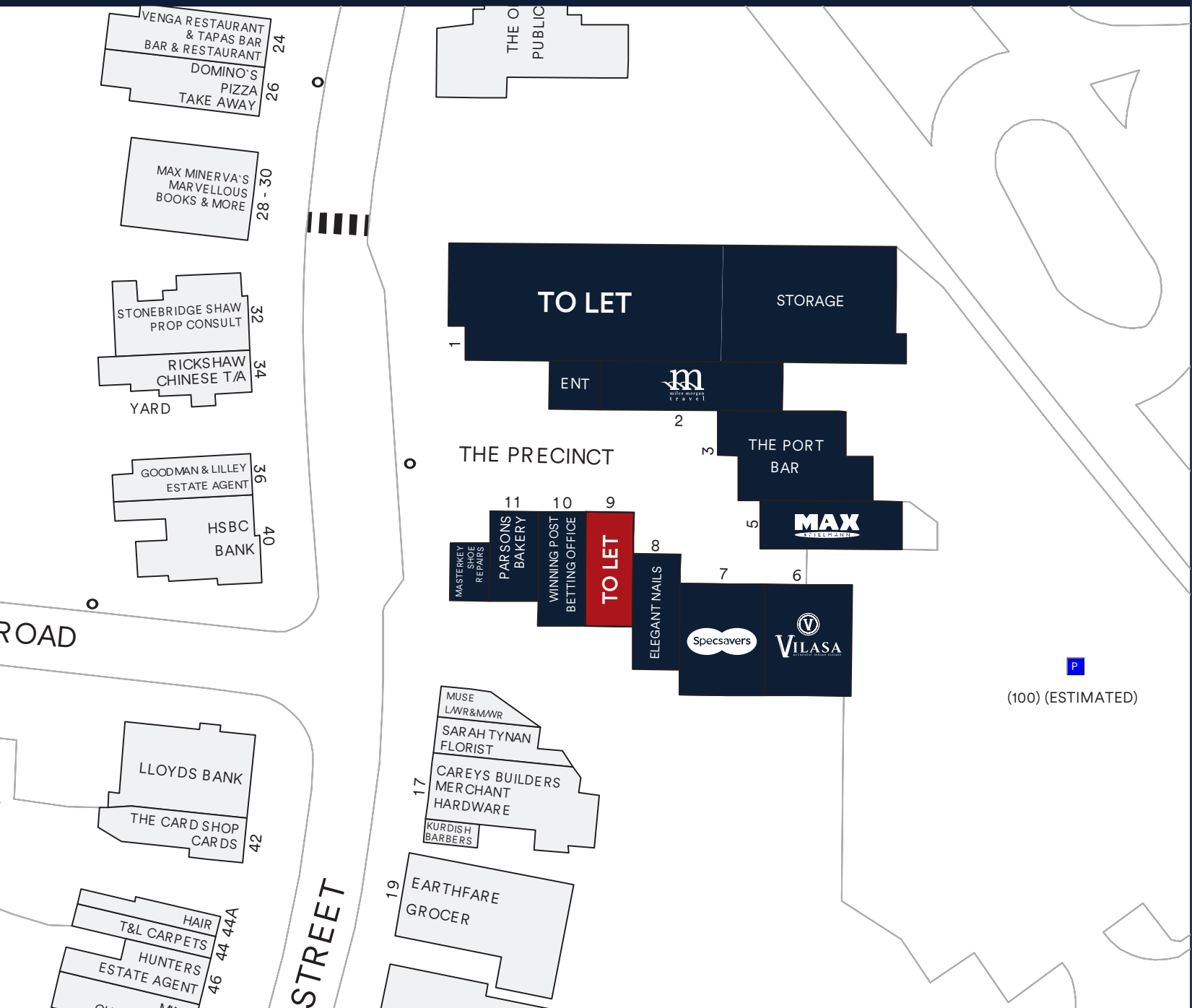
19,769 sq.ft

Total Area



What Three Words
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SITE PLAN



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(100) (ESTIMATED)

[illegible]

^a Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.