



M THE PRECINCT

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

Occupiers Include



THE PRECINCT

DESCRIPTION

Nestled just off the bustling High Street in the heart of Portishead, The Precinct offers a vibrant mix of retail units in one of North Somerset's most desirable locations. This well-established shopping destination benefits from high footfall, excellent visibility, and a strong tenant mix including national brands such as Specsavers, Parsons Bakery, Coffee #1, and Johnsons Cleaners.

- Prime location just off Portishead High Street
- Anchored by Iceland supermarket
- Surrounded by popular national and local retailers
- On-site and nearby parking options
- Excellent transport links to the M5 and Bristol

LOCATION

Portishead is a popular coastal town situated 10 miles west of Bristol. Access to J19 of the M5 motorway is approximately 3 miles from the premises.

The town has a population of circa 25,000 that is set to swell to over 30,000 in the coming years, which has led to a strong High Street offering with the likes of Costa, Loungers, Greggs, Co-op and Parsons all represented.



13

Retail Units On-Site



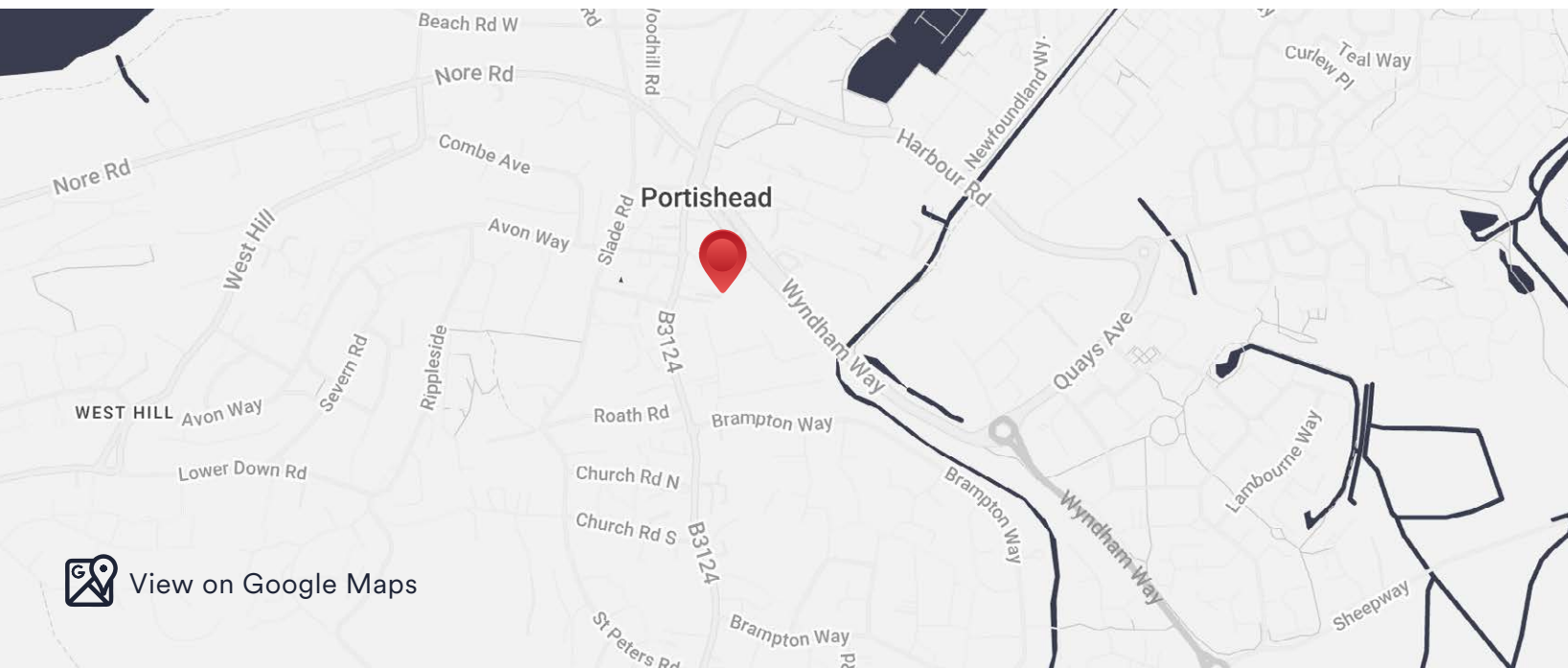
19,769 sq.ft

Total Area

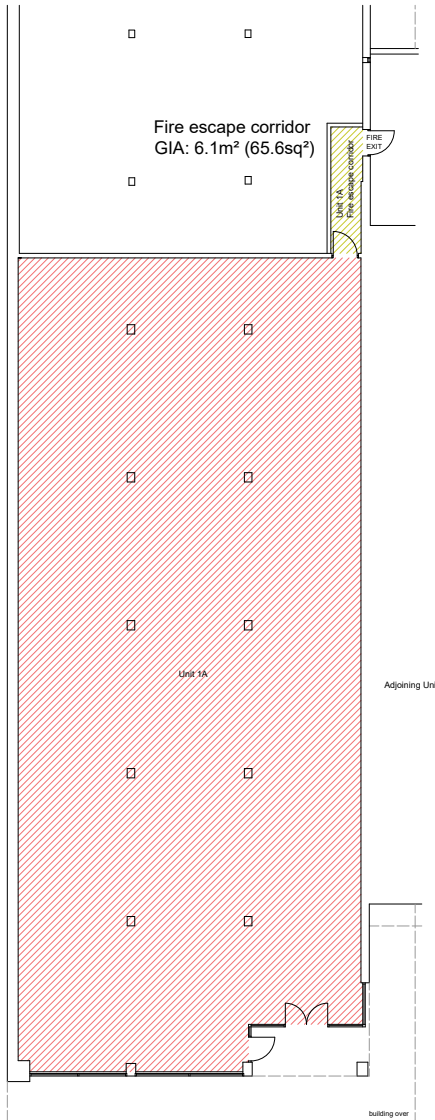


What Three Words

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View on Google Maps



Ground Floor Plan
GIA: 430.5m² (4633.8sq²)

UNIT 1A

SIZE

4,333 sq.ft (430.4 sq.m)

RENT

£52,500 pa

SERVICE CHARGE

£6,800 pa

RATEABLE VALUE

£37,800 pa

EPC

EPC - E.

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

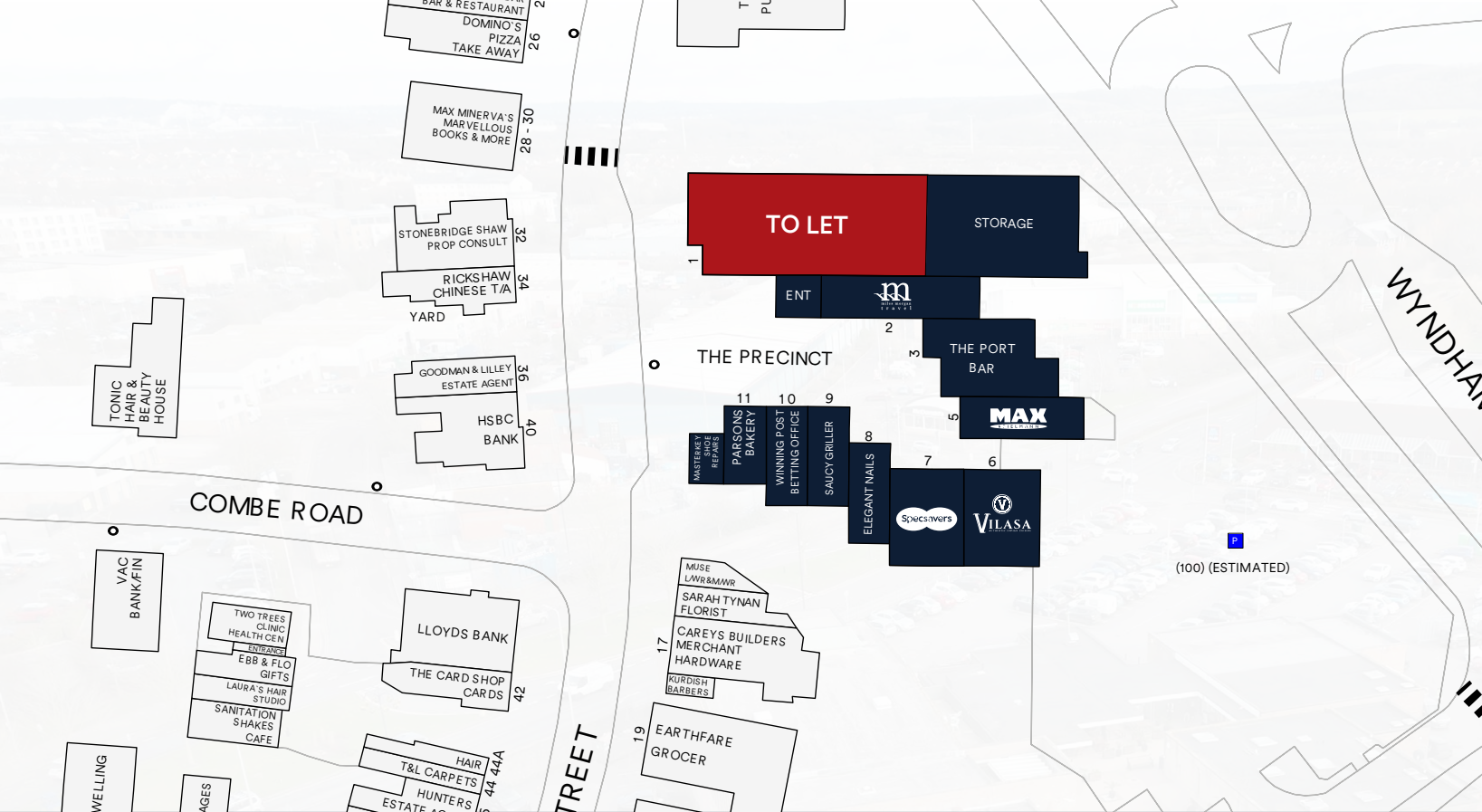
Each party is responsible for their own legal costs in connection with the granting of a lease.

DISCLAIMER

Please note that occupational costs are approximate.

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SERVICES



Bicycle Parking



**Parcel Delivery
Lockers**



**8 EV Chargers
on site**



**Free Onsite Parking
(first two hours)**



100+ Parking Spaces
plus additional staff parking
and delivery areas



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