



TO LET

Unit 3 Wyndham Way Retail Park

Wyndham Way, Portishead, BS20 7BY

Mid terrace retail warehouse - approx. 7,487 sqft (695 sqm)



Location

The property occupies a very prominent location on Wyndham Way (A369), the main arterial route from Portishead town centre to junction 19 of the M5 motorway.

Wyndham Way Retail Park is situated in one of the town's established retail locations, with a number of retail and leisure offerings in the immediate vicinity. Other occupiers on the park include New Look, Pets at Home and Peacocks.

M4



11 miles northeast

M5



3 miles east

Bristol



10 miles



Location



Accommodation

Description

The property forms part of a terrace of 4 retail warehouses.

The available accommodation comprises open plan ground floor retail space with WC facilities. The mezzanine provides further useable retail space.

Externally there is a shared service yard to the rear of the property.

Parking

The retail park benefits from approx. 75 car parking spaces.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground floor	5,524	513
Mezzanine	1,963	182
TOTAL	7,487	695

Retail



Onsite parking



Open plan layout



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has Class E planning consent but any occupier should make their own enquiries to the Planning Department of North Somerset Council, Tel: 01934 622 669 or (www.n-somerset.gov.uk)

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new effective full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £90,000 per annum exclusive of VAT.

Service Charge

The service charge for the year ending 28/09/2024 is £14,160 excluding VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Subject to Contract

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.