COMING SOON

Cash Access UK

WILSON BAY COFFEE

TO LET

ONE UNIT REMAINING

UNIT 4: 994 sq.ft

(92.3 sq.m)

THE TRIANGLE CENTRE

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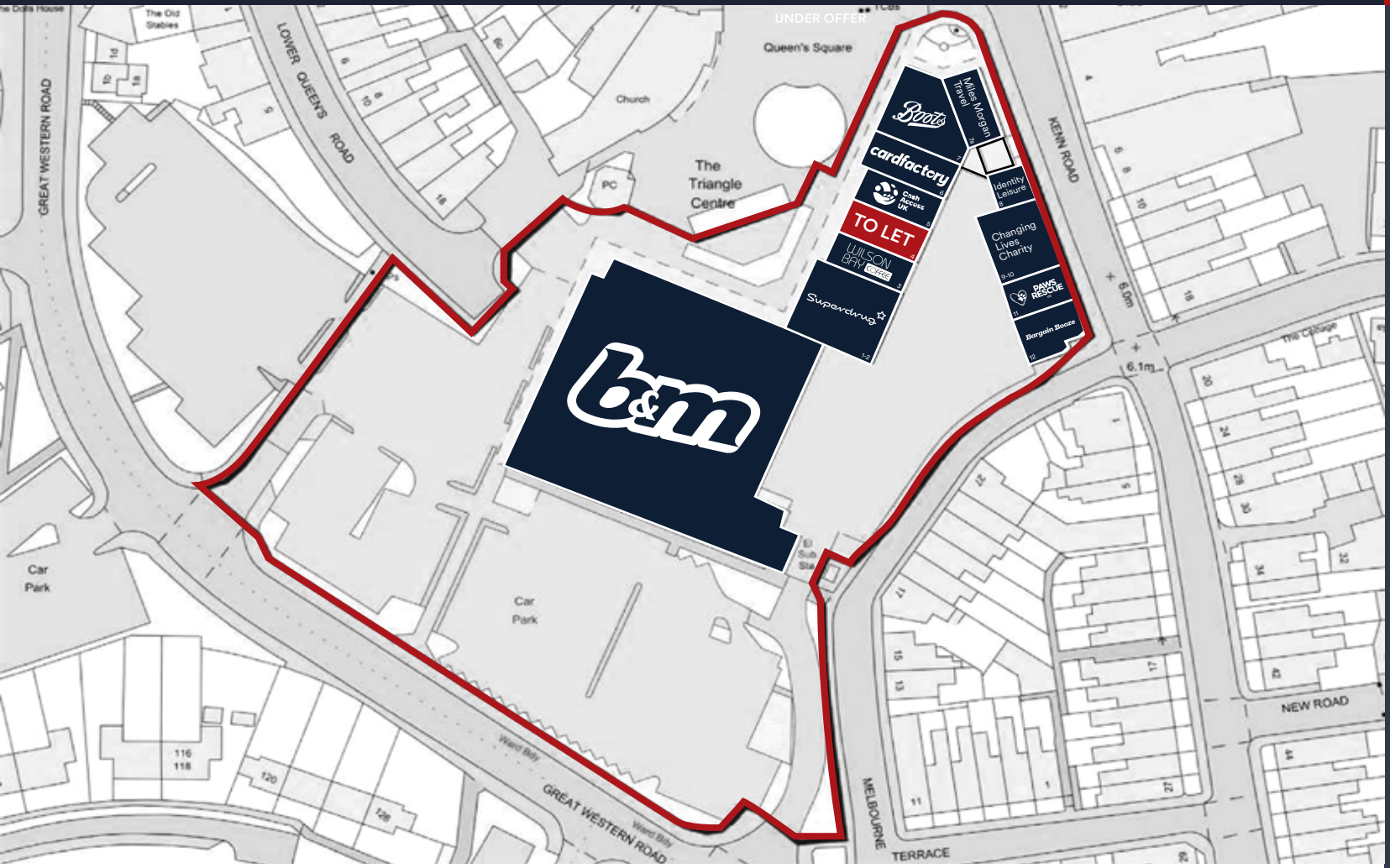
Clevedon, Somerset,
BS21 6HX

Local Occupiers Include

Superdrug · Bargain Booze · Boots · PAWS RESCUE · cardfactory · b&m

M THE TRIANGLE CENTRE

Site Plan



AVAILABLE UNITS

UNIT 4	sq.ft	sq.m
Ground Floor	994	92.3
RENT	£20,000	
RATEABLE VALUE	To be assessed	
SERVICE CHARGE	£2,400	
INSURANCE	£500	

59,053 sq.ft
Total development

13
Retail units on site

167
Onsite Parking Spaces
Free for 2 hours

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What Three Words

THE TRIANGLE CENTRE

DESCRIPTION

- Prominent neighbourhood shopping centre extending to over 59,000 sq ft, comprising of 11 retail units.
- Benefits from approximately 167 customer car parking spaces, providing the town centre's principal free parking provision.
- Serves an affluent catchment of almost 230,000 people within a 20-minute drive time.

The scheme occupies a dominant position within Clevedon's retail offer and benefits from substantial customer parking. Supported by a strong and affluent catchment, the centre serves as a key retail destination within the town and is well placed to benefit from ongoing residential growth across North Somerset.

SITUATION

Clevedon is an affluent coastal town in North Somerset, located approximately 12 miles south-west of Bristol and 10 miles north of Weston-super-Mare. Recently recognised as one of the South West's most desirable places to live, the town combines a strong local demographic profile with its role as a popular commuter location for Bristol and an established seaside destination.

The Triangle Centre occupies a central position within the town centre, situated between Great Western Road, the principal vehicular route through Clevedon, and Station Road.

The town is set to benefit from significant future housing growth, with North Somerset Council's Local Plan targeting approximately 15,000 new homes by 2039. This planned development is expected to further strengthen the area's consumer base and support long-term retail demand across the catchment, whose demographics remain comfortably above the UK average.

Details

POPULATION

30,787
10 minutes from site

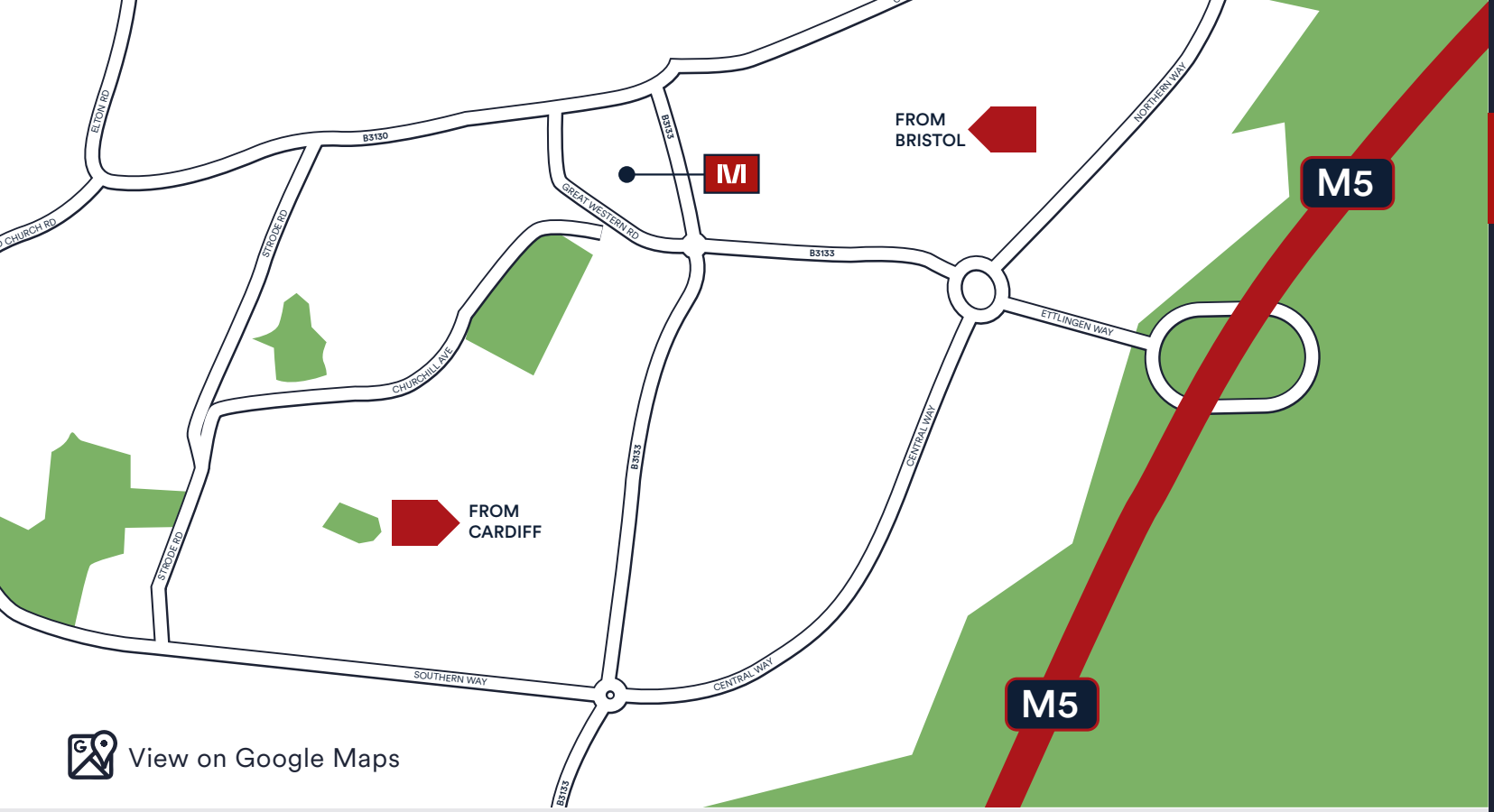
230,992
20 minutes from site

CAR OWNERSHIP

85.8%
10 minutes

84.2%
20 minutes

73.5%
UK Average



LOCATION

Clevedon, which has recently been named as one of the best places to live in the south west in The Sunday Times' Best Place to Live guide, is a busy North Somerset town located on the Severn Estuary approximately 12 miles south west of Bristol and 10 miles north of Weston-Super-Mare. It is a popular commuter and retirement location due to its geographical position.

By Car

The town is in close proximity to Junction 20 of the M5, which is positioned 1 mile to the east and forms the main arterial route between Birmingham and Exeter via Bristol. The M5 also provides a direct link to the M4 motorway, which provides direct access to London (130 miles to the east).

By Train

The closest mainline rail service is nearby at Yatton, which is approximately 4 miles to the south. The station provides services to Bristol Parkway and Bristol Temple Meads. The station also provides a frequent and direct service to London Paddington (fastest journey time of approximately 2 hours).

By Plane

Bristol International Airport is positioned 9 miles (23 minute drive) to the east, providing connections to the UK and Europe.

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Viewing
Strictly via prior appointment with the appointed agents:

Hartnell Taylor Cook
0117 923 9234
htc.uk.com

James Woodward
07753 302 236
james.woodward@htc.com

George Bashford
07549 120 664
george.bashford@htc.uk.com

M® Core
LCP UK

Adam Martin
01384 400123
07825 091440
AMartin@lcpproperties.co.uk

George Kearney
07714 679202
GKearney@lcpproperties.co.uk

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**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.

16-10-26 OCT26