

62c High Street, Keynsham

BRISTOL BS31 1EA

Large Retail Unit To Let - Subject to Vacant Possession



KEY HIGHLIGHTS

- Keynsham is a strong dormitory town between Bristol and Bath; the resident population is c.20,000 people.
- The Town is seeing substantial expansion, with a number of large scale housing developments planned and ongoing (including Taylor Wimpey delivering 700 new homes on the Somerdale Cadbury's Factory site)
- 62c High Street occupies a prominent position on Keynsham's busy High Street.
- The town's main car park with 270 spaces located directly behind the store with the main link to the High Street located adjacent to the adjoining property.
- Nearby retailers include **Coffee #1**, Boots, The Entertainer, **Greggs**, Costa Coffee, Savers, Parsons Bakery, TUI, Peacocks, Hays Travel, **Sainsbury's**, Specsavers, Iceland and Card Factory.



DESCRIPTION

The property is situated centrally between Boots and Iceland at either end of the pitch, with prominence to Bath Hill.

The premises comprise a ground floor sales area with ancillary accommodation on the first floor, benefitting from a well configured rear servicing solution.

ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Retail	6,692	621.70
First Floor Ancillary	6,976	898.72
Total	13,668	1,520.42

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TERMS

Subject to vacant possession, the premises are available on a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

Rates payable : £29,240 per annum
(based upon an April 2026 Rateable Value of £68,000)

Interested parties are to confirm their likely liability with the Local Rating Authority.

COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

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VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

CONTACT

For further information please contact:

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