



# M THE TRIANGLE CENTRE

[///warm.angle.assume](http://warm.angle.assume)

Clevedon, Somerset  
BS21 6HX

Local Occupiers Include

Superdrug  Bargain Booze   
PAWS RESCUE  cardfactory   
 Boots 

# M THE TRIANGLE CENTRE

## Site Plan

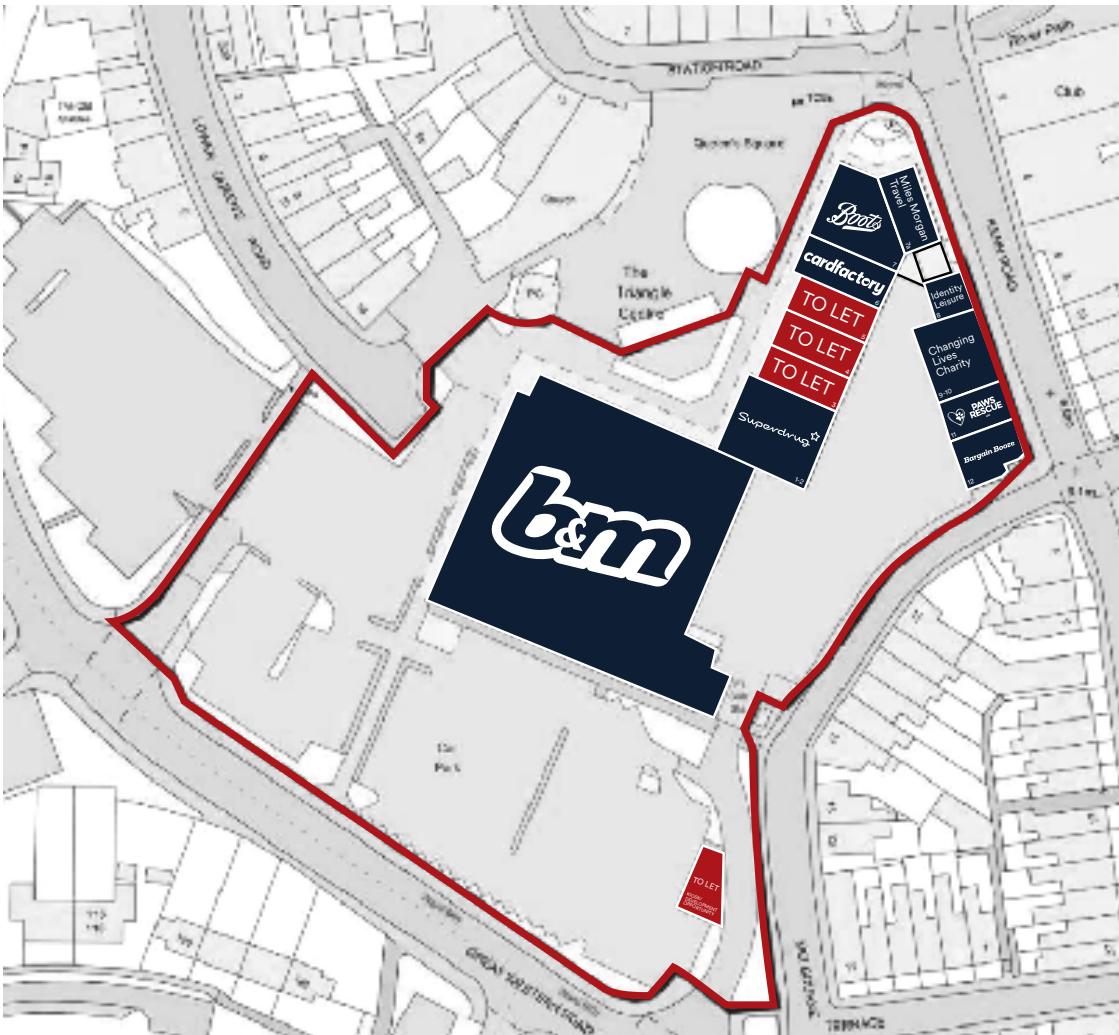
### AVAILABLE UNITS



KIOSK	sq.ft	sq.m
TOTAL	850	78.9

UNIT 4	sq.ft	sq.m
Ground Floor	1,000	92.9
<b>TOTAL</b>	<b>1,000</b>	<b>92.9</b>
RENT	£22,000	
RATEABLE VALUE	£15,250	
SERVICE CHARGE	£3,007.05	

OFFICE	sq.ft	sq.m
<b>UNDER OFFER</b>		
TOTAL	5,234	486.3



**42,338 sq.ft**

Total development



**13**

Retail units on site



**260**

Onsite Parking Spaces  
Free for 2 hours



**warm.angle.assume**

What Three Words

# M THE TRIANGLE CENTRE

## Details



### DESCRIPTION

- The Triangle Centre is focal point for the town's retail offer and is located between Great Western Road, which forms the principal vehicular route through the town centre, and Station Road.
- The property comprises a neighbourhood shopping centre consisting of two retail parades providing 11 retail units and a self-contained office at first and second floor.
- The scheme provides over 59,000 sq.ft of accommodation and includes a customer car park with approximately 167 spaces with provides the town's principal parking provision.

Clevedon is a commuter town for Bristol and a popular seaside destination with a loyal catchment population. In October 2023, North Somerset Council's executive approved their final pre-submission version of the local plan, which is set to run from 2024 to 2039 in which the council has stated its desire to build approximately 15,000 homes by 2039 equating to almost a thousand new homes a year.

The plan sets out that almost half of these should be delivered in Weston-Super-Mare, with just under a quarter of new homes to be built in villages and the rural area. Clevedon, Nailsea, and Portishead will each take about 5% of the homes.

The catchment's demographics are comfortably above the UK average.



### 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



[View on Google Maps](#)

## 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.



**George Watson**

07423 662487  
0117 990 2649  
GWatson@lcpproperties.co.uk

**Carter Jonas**

**0121 285 9470**  
[www.carterjonas.co.uk](#)

**Stuart Williams**

0117 922 1222  
[stuart.williams@carterjonas.co.uk](#)

**Cellan Richards**

0117 403 9990  
[cellan.richards@carterjonas.co.uk](#)

**BLADEN**  
PROPERTY CONSULTANTS

**Julian Bladen**

0117 287 2006  
[jb@bladenproperty.co.uk](#)

MICROPRESENTATION ACT 1991 (London & Cambridge Properties Limited (Company Number 05035009) the registered office of which is at LCP House, Pershore Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 116 of the Companies Act 2006) associated companies and employees ('we') give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information is accurate and up to date, if necessary, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be some interesting anomalies or omissions which should not be relied on for the purposes of contracts or representations of facts, we will not be held responsible for the correctness of each of them.] We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All information by law must be given in writing and signed by a person with the authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Consumer Protection from Sales of Land and the Code of Practice on Consumer Protection from Letting Agents apply to us or our licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/upholding-professional-standards/terms-and-conditions-of-membership/>. For further information on the use of the Code, see the Code of Practice on Consumer Protection from Sales of Land. The Code of Practice on Consumer Protection from Letting Agents is available at <https://www.rics.org.uk/upholding-professional-standards/terms-and-conditions-of-membership/>. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP processes your personal information can be found at <https://www.lcpproperties.co.uk/uploads/files/LCP-PR-Web-and-Data-Policy-May-2019.pdf>

\*Average data taken from research carried out between 7th to 18th 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.