TO LET

UNDERGOING REFURBISHMENT

THE TRIANGLE CENTRE

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Clevedon, Somerset,
BS21 6HX

Local Occupiers Include

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

THE TRIANGLE CENTRE

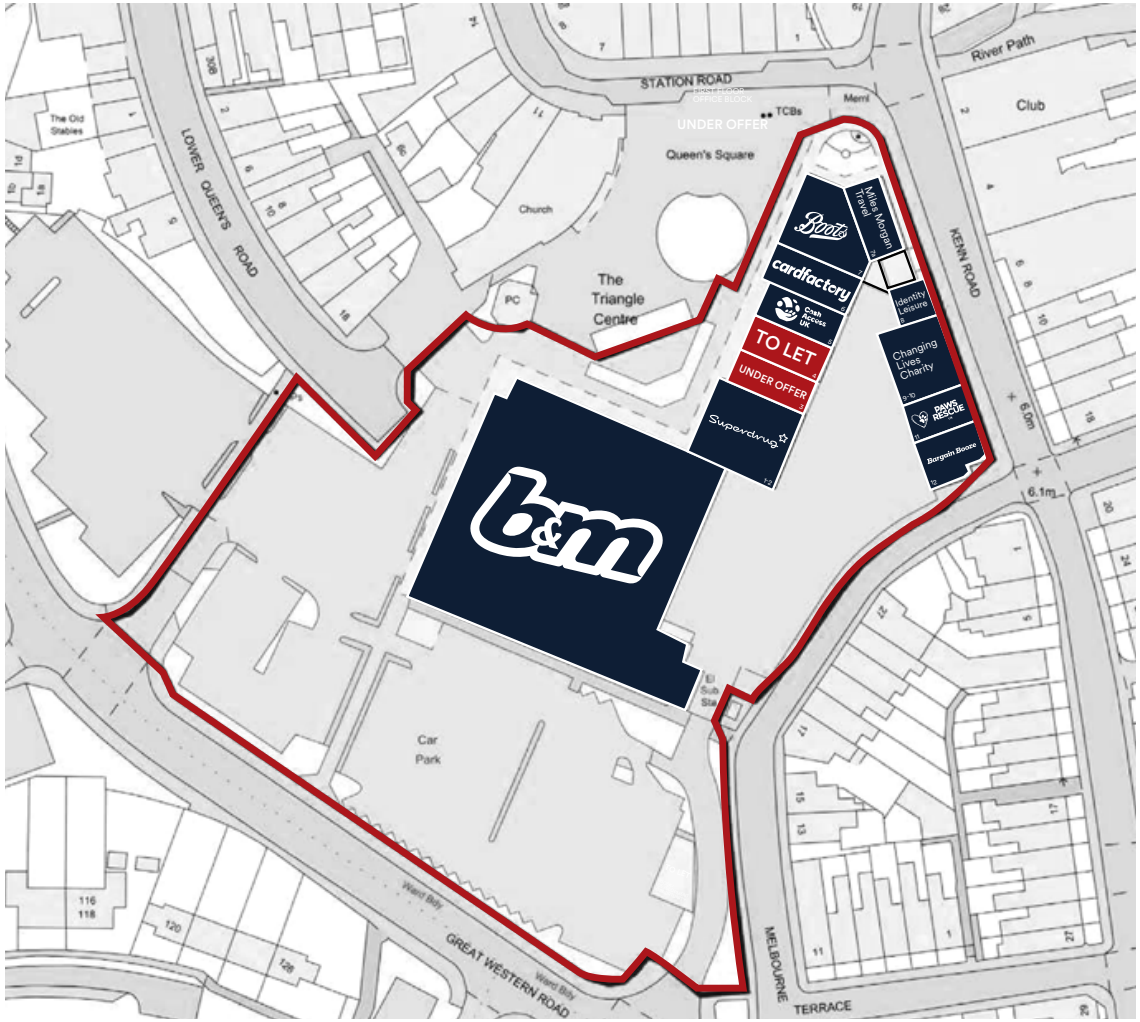
Site Plan

AVAILABLE UNITS

UNIT 3	sq.ft	sq.m
Ground Floor	957	[illegible]
RENT	[illegible]	
[illegible]	POA	
SERVICE CHARGE	£5,000	
INSURANCE	POA	

UNDER OFFER

UNIT 4	sq.ft	sq.m
Ground Floor	994	92.3
RENT	£22,500	
RATEABLE VALUE	POA	
SERVICE CHARGE	£5,000	
INSURANCE	POA	



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

Details

DESCRIPTION

- Clevedon is an affluent & growing south west town strategically located 12 miles south west of Bristol and 10 miles north of Weston-Super-Mare.
- The town 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.
- Large and affluent catchment population of almost 230,000 people living within a 20 minute drive time from the subject property.
- 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-submissoin 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 catchement's demographics are comfortable above the UK average.

POPULATION

30,787
10 minutes from site

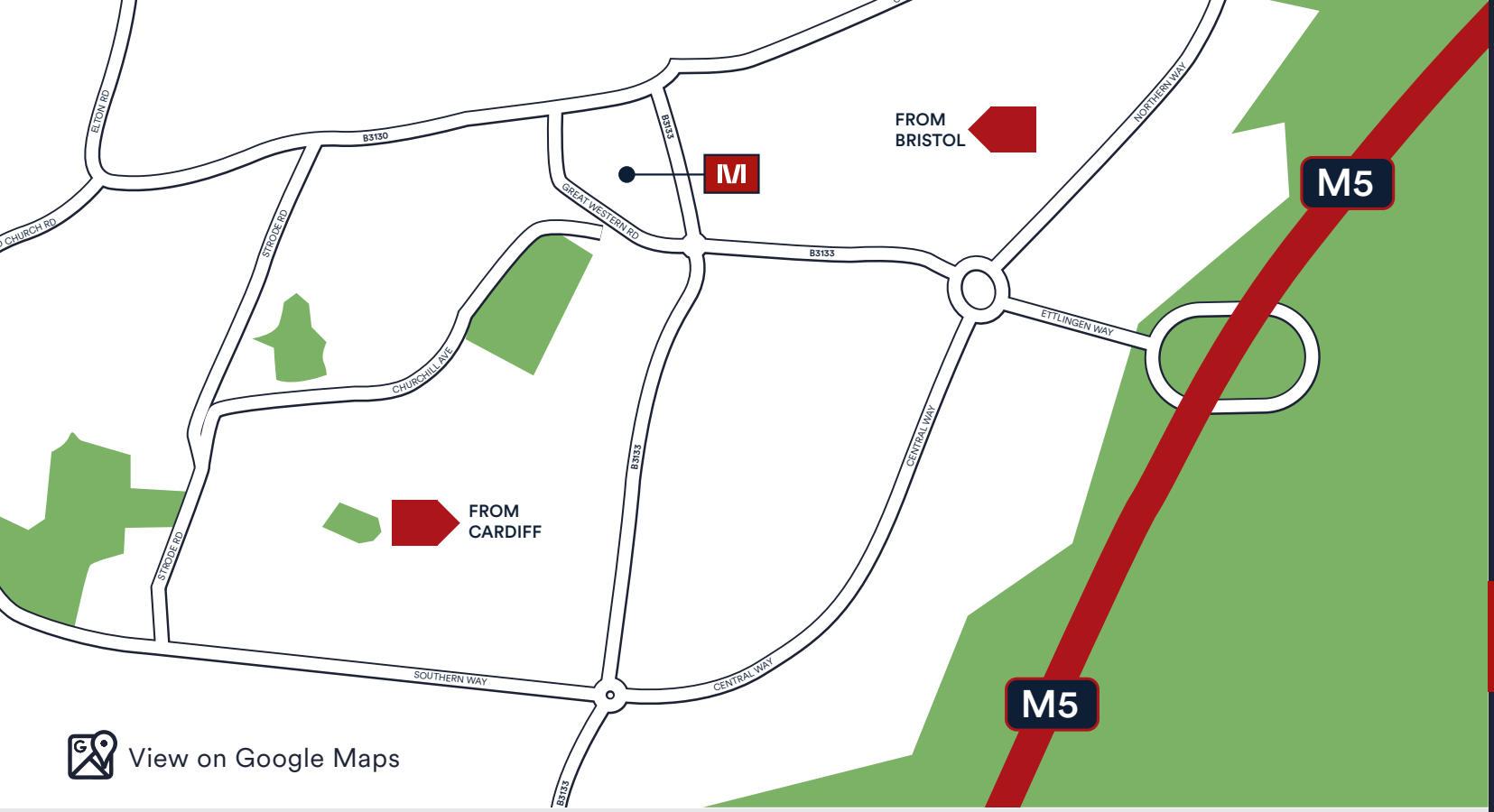
230,992
20 minutes from site

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.

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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