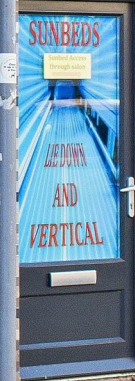


Old Church Road Clevedon BS21 6LY

£12,000 Per Annum

marktempler

COMMERCIAL, LAND & DEVELOPMENT



HEADSTRO





PROPERTY TYPE

Retail



HOW BIG

633.00 sq ft



WARMTH

Electric



PARKING

On Street



BUSINESS RATEABLE VALUE

£9,900 1st April 2023 - present



EPC RATING

TBC

A well-presented retail unit/shop front located on the busy Old Church Road in Clevedon, offering 633sq ft of flexible trading space. The property benefits from a modern frontage and a good level of passing footfall, positioned amongst established local businesses and national names including Domino's, Boots Opticians, Parsons Bakery, and St Peter's Hospice.

The unit includes access to an enclosed courtyard to the rear. The landlords are also offering, for an additional £2,000 per annum, a timber lodge, providing a further 229 sq ft, ideal for storage or office use.

This property presents an excellent opportunity for a retailer or small business seeking a prominent Clevedon location with strong visibility and flexibility.

CEPC = 62C



VAT Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

Services We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms The premises are offered by way of a commercial lease details of which are available upon request.

Rates Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

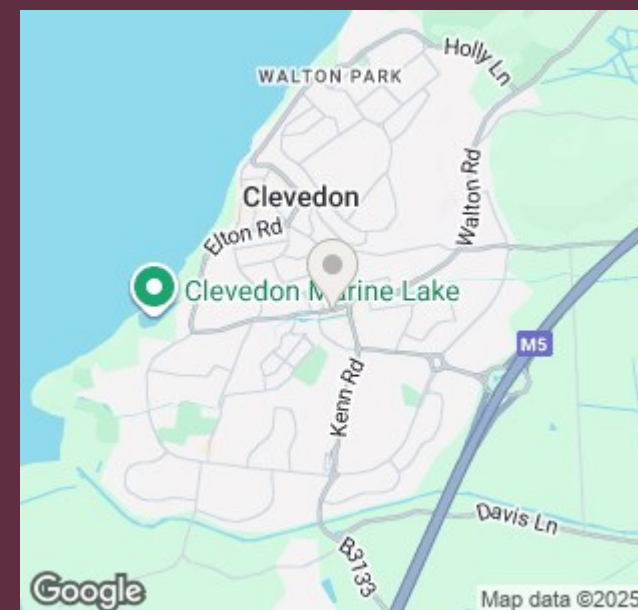
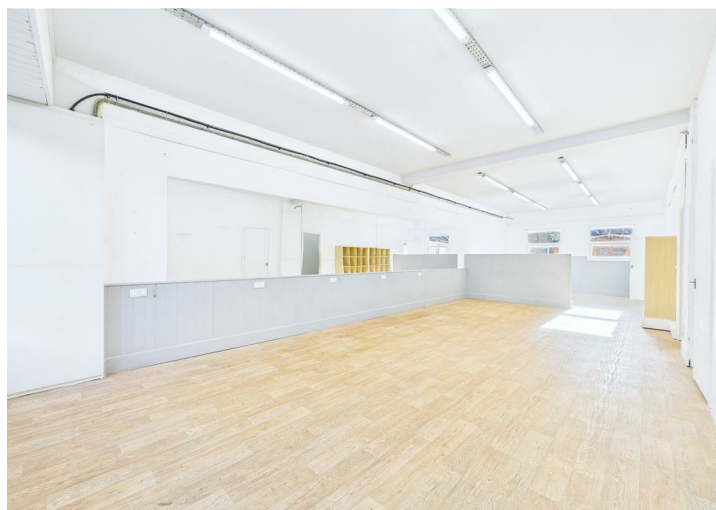
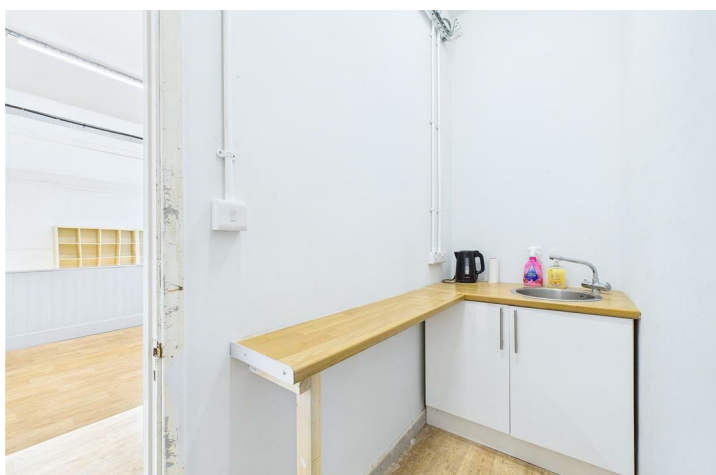
Should a guarantor be required an additional application fee of £90

Rental Deposit Prospective occupiers may be required to provide a rental deposit.

Legal Costs All parties are to pay their legal costs.

Asbestos Regulations, 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 Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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