

Old Street Clevedon BS21 6ND

£700 Per Month

marktempler

COMMERCIAL, LAND & DEVELOPMENT





		
PROPERTY TYPE	HOW BIG	WARMTH
Commercial	377 Sq Ft	Electric
		
PARKING	BUISNESS RATEABLE VALUE	EPC RATING
On Street	TBC	36 B

A newly refurbished ground floor office offering well-presented, modern accommodation in a convenient central town centre location. The property benefits from an attractive reception area, separate private office, modern kitchenette and WC facilities, with an abundance of natural light throughout creating a bright and welcoming working environment.

Externally, the property benefits from a private courtyard, providing a useful additional area for staff or general use, together with a dedicated bin store. On-street parking is available nearby. The combination of the central location, modern specification and flexible layout makes the property an ideal option for a range of businesses seeking a professional and conveniently situated office.



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.

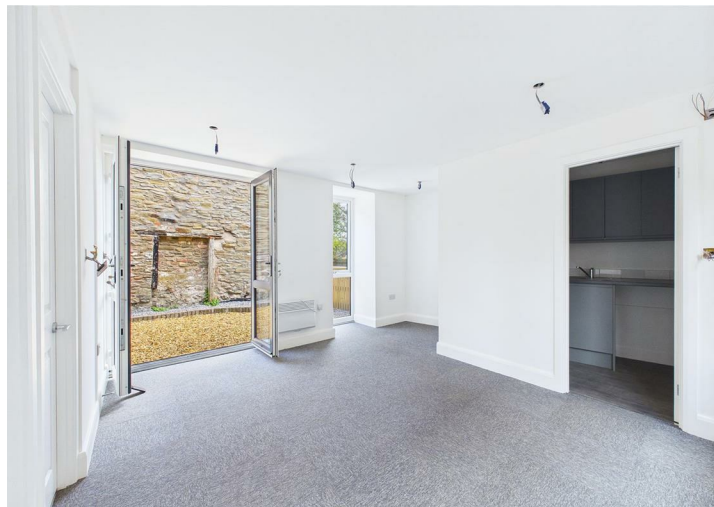
Should a guarantor be required an additional application fee of £90

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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