Windmill Business Park Clevedon BS21 6SR | **£27,000 Per Annum**

marktempler
COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE	HOW BIG	WARMTH
Industrial Unit	2262.00 sq ft	Gas Central Heating and Air Conditioning

PARKING	BUISNESS RATEABLE VALUE	EPC RATING
4 Allocated Spaces	£19,500	74 (C)

Windmill Business Park is a well-connected commercial estate situated on the outskirts of Clevedon along the B3133. This 2,262 sq ft light industrial unit offers a versatile combination of warehouse-style accommodation, first floor offices and useful ancillary facilities, providing a practical base for a range of business operations.

The ground floor comprises a spacious open-plan area with a large electric door opening onto the yard, providing convenient access for loading and deliveries. Additional facilities include two toilets, one with a shower, a kitchenette and a dedicated server cupboard. The first floor provides a private office to the front and a larger open-plan office to the rear, complete with a kitchenette. Allocated parking is available for four vehicles.

The property is conveniently located close to Tesco supermarket and Disati Cafe, with nearby bus stops providing connections to Clevedon and surrounding areas. The B3133 offers access to the wider road network, with Junction 20 of the M5 within easy reach, providing links towards Bristol and beyond.

Combining generous industrial space, dedicated offices and convenient transport links, this property offers a flexible commercial opportunity within an established business location.



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

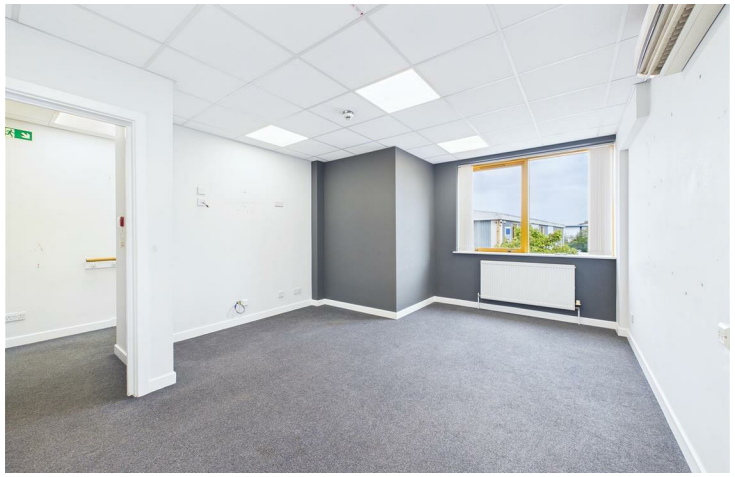
Rental Deposit Prospective occupiers may be required to provide a rental deposit.

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.







UTILITIES
Mains electricity, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoors. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE TERMS
New full repairing and insuring lease available. Term available upon request.

BUISNESS RATES
Rateable Value: £19,500 per annum. Interested parties should make their own enquiries with North Somerset Council.

EPC
75 (C)

PLANNING
The unit is currently used for storage & distribution (B8), and verification of other uses needs to be made with the local authority.

VAT
VAT not applicable.

VIEWINGS
Strictly by appointment through the agents.

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.