

The Beach Clevedon BS21 7QU

£625,000

marktemppler

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE

Commercial



HOW BIG

2507.00 sq ft



WARMTH

Gas Central Heating



PARKING

On Street



BUSINESS RATEABLE VALUE

£5,000 1st April 2023 - Present



EPC RATING

Exempt

Set along The Beach on Clevedon's iconic seafront, this handsome Grade II listed building occupies a truly prime position, with far-reaching views towards the seafront and the famous Clevedon Pier from all forward-facing rooms. Steeped in character and offering an impressive footprint, the property presents an exceptional opportunity for a wide range of commercial uses.

Built in 1829 by George Somerton, the building went on to serve as a summer guest house for the Somerton family. Known as Waterloo House, it became part of local heritage when it was purchased in 1985 by the Victor Cox Museum Trust, before eventually passing into the care of the Clevedon Pier Heritage & Trust in more recent years. Its long-standing connection to the seafront and the pier forms an integral part of Clevedon's historic landscape.

Currently arranged as a series of well-proportioned office suites across multiple floors, the interior provides excellent flexibility, with generous rooms, good natural light, and a practical layout that would suit a variety of business types. Importantly, the building also offers strong potential to be converted back to residential use, subject to obtaining the necessary consents—making it an appealing prospect for those seeking a unique coastal home or mixed-use opportunity. Additional ancillary areas, including a kitchenette, loft room and cellar, all further enhance the versatility of the space.

Externally, the property enjoys a charming lawned front garden, complete with a central path leading directly to the main entrance—an attractive approach that enhances the building's kerb appeal. To the rear, a small courtyard offers useful private outdoor space.

With its prestigious seafront setting, rich history, elegant period façade, and wide-ranging scope for commercial or residential use, this rare coastal property represents an outstanding opportunity for those seeking a landmark position.



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.

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.

Legal Costs - All parties 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, 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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