Old Street Clevedon BS21 6ND | **£12,000 Per Annum**

marktempler
COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE	HOW BIG	WARMTH
Shop	947.23 sq ft	Electric

PARKING	BUISNESS RATEABLE VALUE	EPC RATING
On Street	£9,700 per annum	D

Prominently positioned in the heart of Clevedon Town Centre, this attractive double-fronted retail unit presents an excellent opportunity for a wide range of occupiers seeking a well-located and versatile commercial space. The glazed façade and striking frontage ensure strong visibility and presence, ideally suited to retail or service-based businesses.

Situated along Old Street, a busy and well-established trading location, the property benefits from consistent daily footfall and a vibrant mix of neighbouring occupiers, including a fruit and vegetable shop, post office, Proper Job, and a variety of independent cafés and delis.

The accommodation offers a well-proportioned main retail area, complemented by useful rear office or storage space, WC facilities, and an external covered courtyard, providing additional practical storage options.

Commercial EPC = 86 D



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

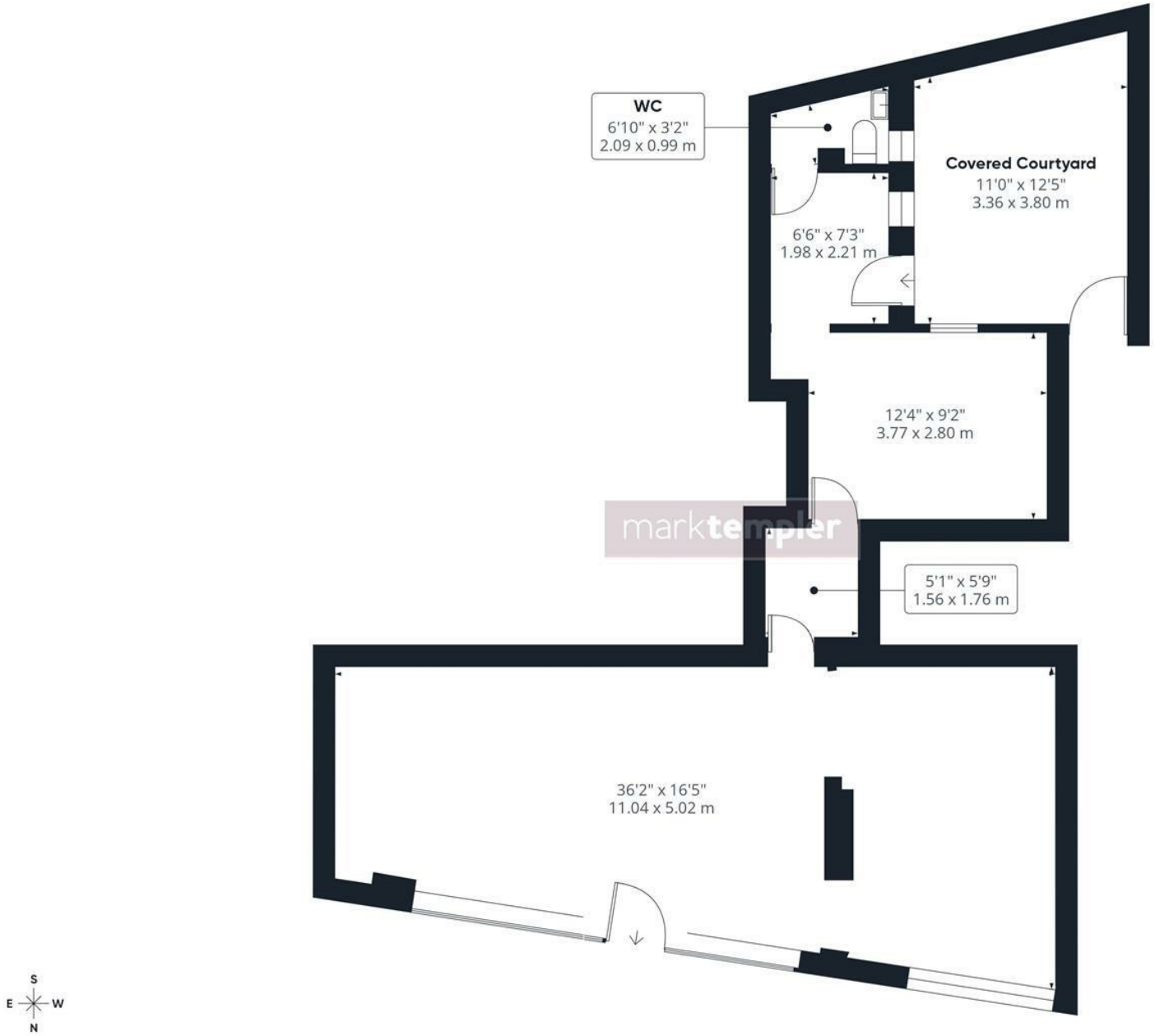
Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal 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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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.