Knowles Road Clevedon BS21 7XS

£1,350 Per Month

marktempler
COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE	HOW BIG	WARMTH
Industrial Unit	1076.00 sq ft	Gas

PARKING	BUISNESS RATEABLE VALUE	EPC RATING
4 Spaces	£5,200	C

An excellent opportunity to lease a well-presented commercial unit in a prominent position close to Clevedon Seafront, benefiting from an attractive double-glazed frontage and excellent visibility.

The space is well suited to a variety of small business uses and is currently configured to provide a welcoming reception area, spacious main retail or office space, two private offices, a kitchen, useful rear storage and a small enclosed courtyard.

Further benefits include gas central heating and four allocated parking spaces. The property occupies a location with good levels of passing pedestrian traffic.

Please note the quoted rent is exclusive of VAT, which is payable.



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.

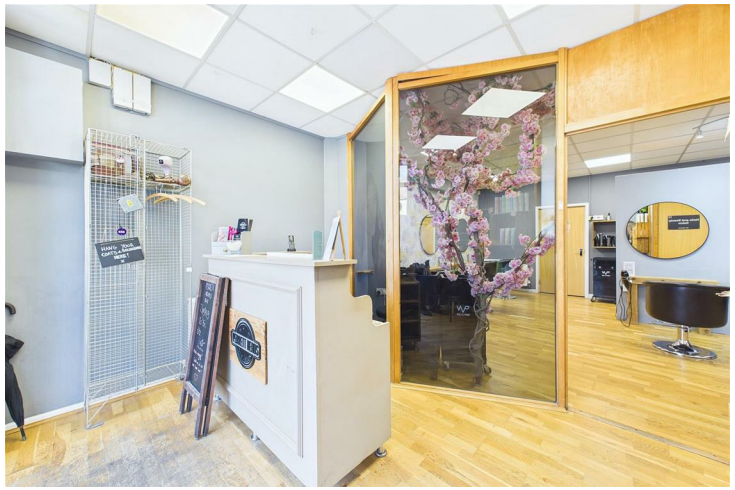
Rates - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

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

Legal Costs - All parties to pay their legal costs.

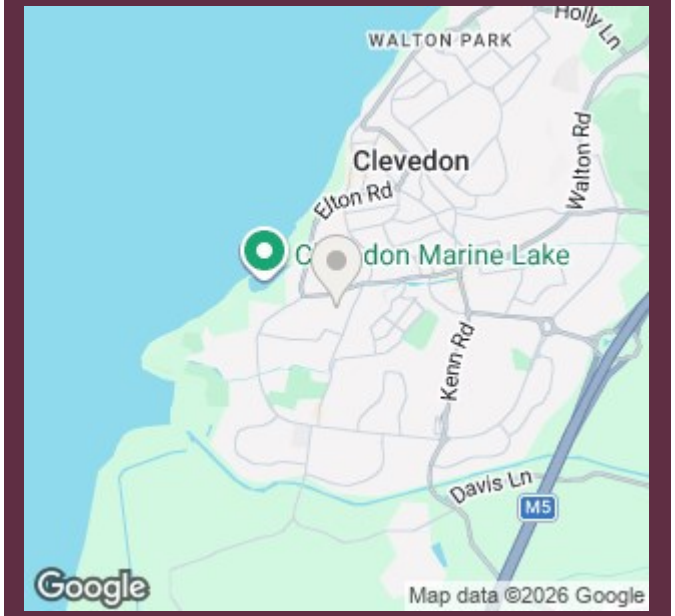
Asbestos Regulations - It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond 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.



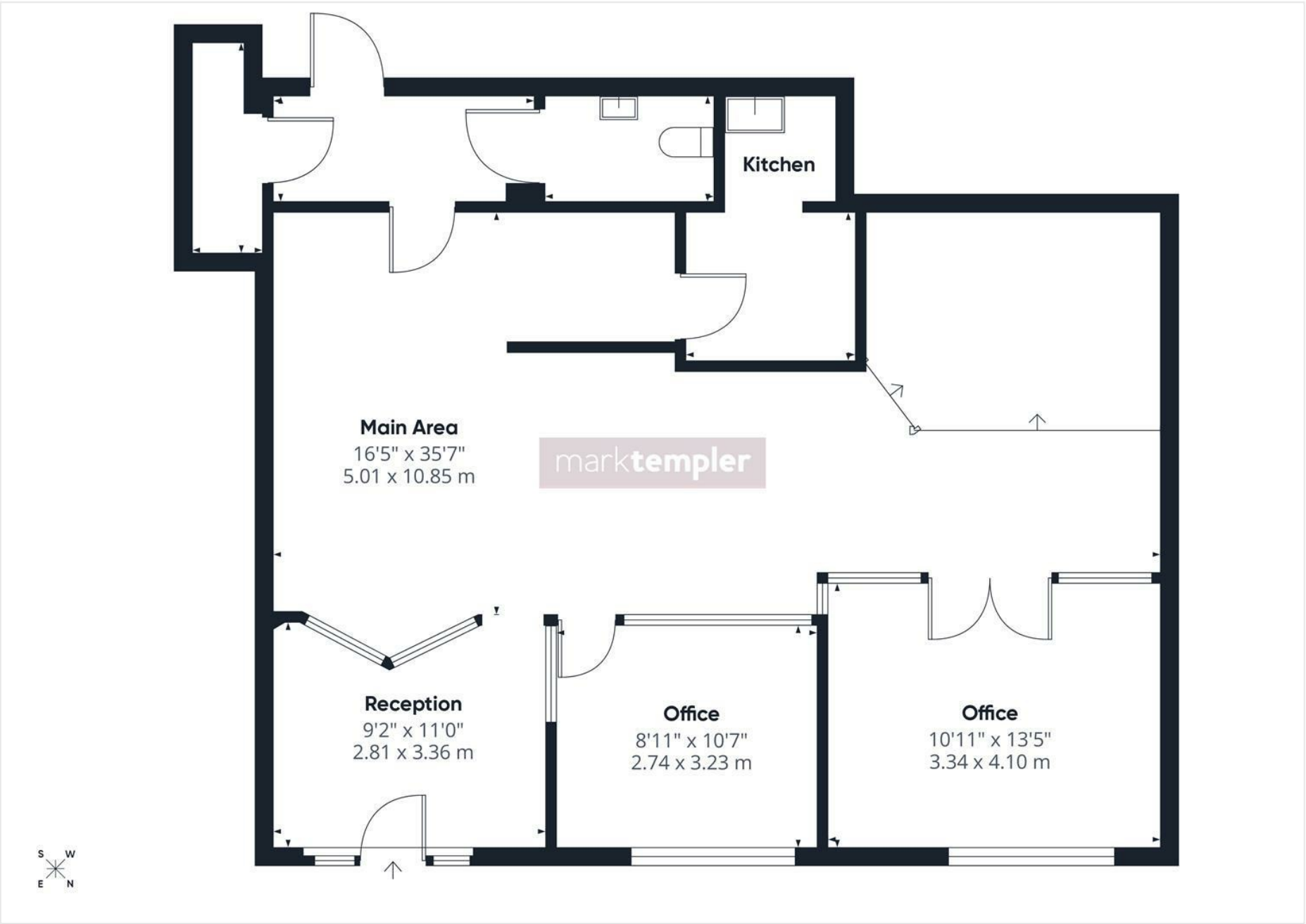






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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from 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.