

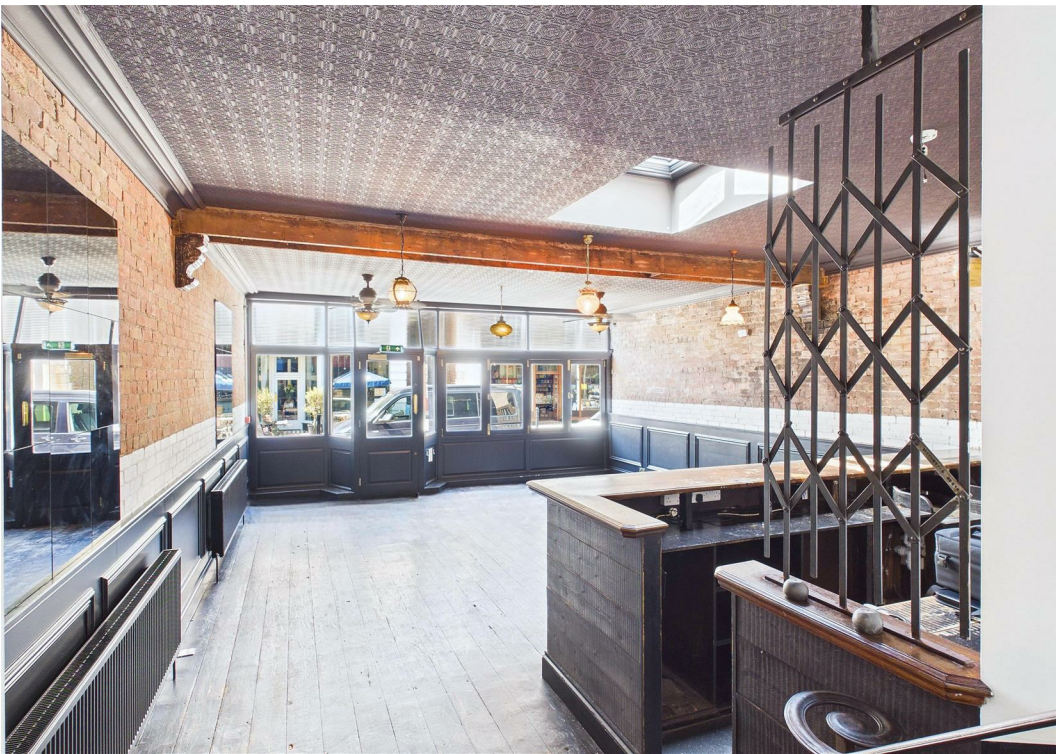
Hill Road Clevedon BS21 7PD







£40,000 Per Annum

marktempler

COMMERCIAL, LAND & DEVELOPMENT





		
PROPERTY TYPE	HOW BIG	WARMTH
Commercial	1728.00 sq ft	Gas Central Heating
		
PARKING	BUSINESS RATEABLE VALUE	EPC RATING
On Street	£23,500p/a	

Standing prominently along the ever-popular Hill Road, this former bar and restaurant occupies a highly visible position within one of Clevedon's busiest and most established commercial locations. Benefiting from excellent levels of passing footfall and an attractive frontage, the premises present an exciting opportunity for a range of hospitality or leisure operators seeking a landmark location. Available for immediate occupation, opportunities such as this rarely come to the market.

The accommodation is arranged to provide a welcoming main bar and customer seating area overlooking Hill Road, enhanced by an impressive bi-folding frontage that creates a bright and inviting atmosphere while offering an excellent connection to the bustling street scene. A short flight of steps leads to a further seating area, ideal for restaurant dining or additional customer space. To the rear are the commercial kitchen facilities, customer toilets, a small office and two useful storerooms, providing practical ancillary accommodation to support the day-to-day running of the business.

Externally, the property's striking frontage ensures maximum visibility, with the bi-folding window creating an engaging presence and allowing the premises to fully embrace the vibrant surroundings during warmer months. The prominent façade offers excellent branding potential for any incoming occupier.

Hill Road is widely regarded as Clevedon's premier shopping and hospitality destination, home to an excellent mix of independent retailers, cafés, restaurants and professional businesses. The area enjoys consistently high pedestrian traffic throughout the day and evening, with nearby residential neighbourhoods, the seafront and popular attractions all contributing to its thriving commercial environment. Excellent road links provide convenient access to the wider North Somerset area and beyond.



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.

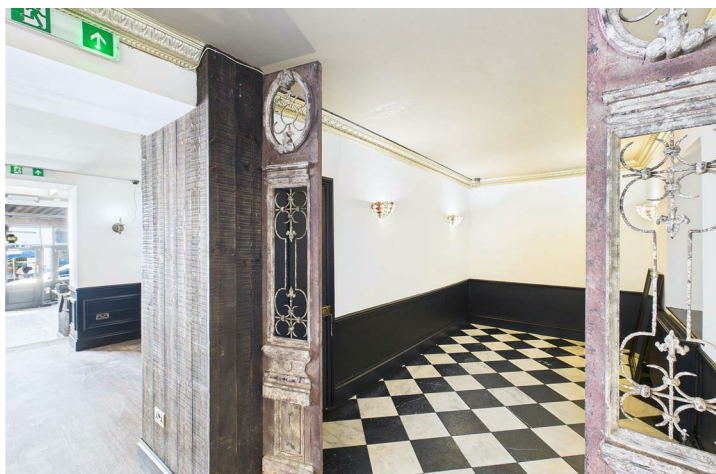
Should a guarantor be required an additional application fee of £90

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 electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor and in-home. 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. Tenant to reimburse landlord for buildings insurance.

BUSINESS RATES

Rateable Value: £23,500 per annum. Interested parties should make their own enquiries with North Somerset Council.

EPC

EPC ordered and awaited.

PLANNING/USE

A4 use class granted in 2014, now Sui Generis

VAT

VAT not applicable.

VIEWINGS

Strictly by appointment through the agents.

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