

Hill Road Clevedon BS21 7PL

£210,000

marktempler

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE

Retail



HOW BIG

736.00 sq ft



WARMTH

Electric



PARKING

On Street



BUISNESS RATEABLE VALUE

£6,700 p/a



EPC RATING

54 (C)

Located on Clevedon's highly desirable Hill Road, this well-positioned commercial premises offers an excellent opportunity to establish a business in one of the town's most popular and vibrant locations. Situated just a short stroll from the seafront and historic Victorian parks, Hill Road is renowned for its strong local community, regular footfall, and attractive mix of independent cafés, restaurants, shops, and professional offices.

Currently trading as a clothing store, the property provides versatile ground floor accommodation suitable for a variety of commercial uses, subject to any necessary consents. The flexible layout would lend itself well to a range of occupiers, including retail, café, gallery, boutique, studio, or other business ventures.

A fantastic opportunity to secure a premises in this sought-after Clevedon 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.



SERVICES

Mains electricity, water and drainage

BROADBAND AND MOBILE COVERAGE (based on checker.ofcom)
Ultrafast available - download speed 1000 Mbps - upload speed 1000Mbps

Mobile coverage is good outdoor and variable inside. Subject to your network.

BUSINESS RATES

Rateable Value: £6,700 per annum. Interested parties should make their own enquiries with North Somerset Council.

Commercial EPC
EPC Rating: 54 (C)

VAT

VAT not applicable.

VIEWINGS

Strictly by appointment through the agents.

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