Station Road Clevedon BS21 6NH | **£500 Per Month**

marktempler
COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE	HOW BIG	WARMTH
Office	912.00 sq ft	Gas Central Heating

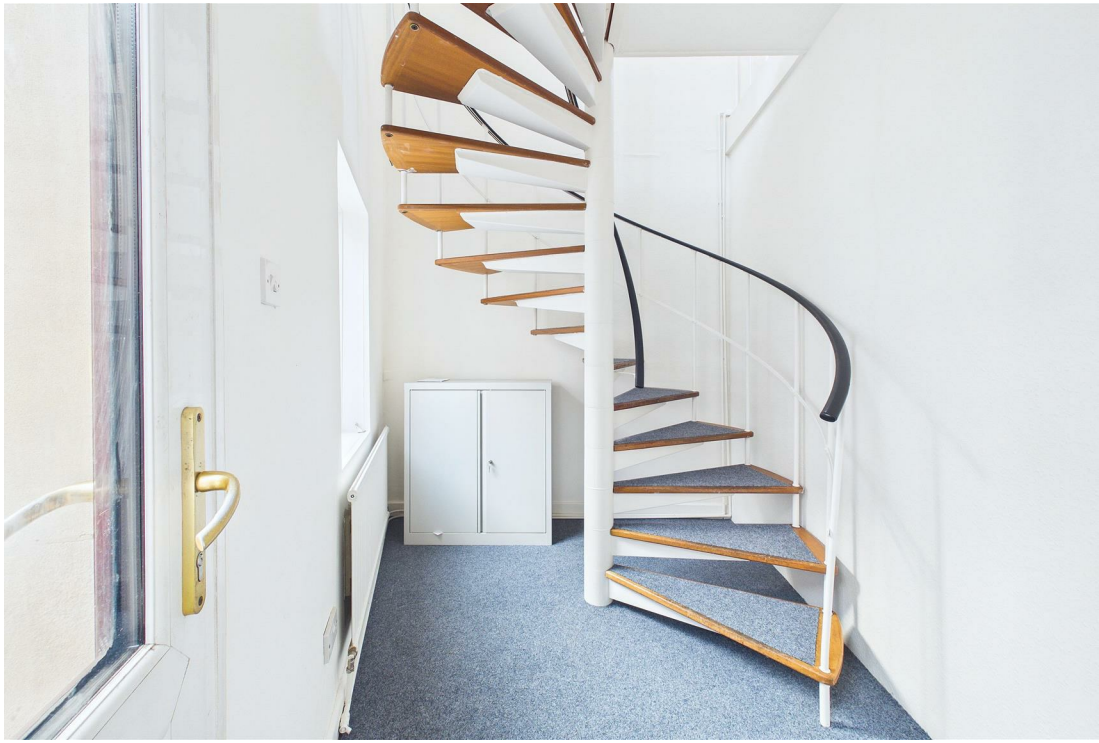
PARKING	BUISNESS RATEABLE VALUE	EPC RATING
None	£9,600 pa	102 (E)

Positioned in the heart of Clevedon town centre, this first-floor office space presents an excellent opportunity for businesses seeking a well-located and versatile premises. Set above Coffee #1 on Station Road, the property enjoys a central position with the convenience of the town centre immediately on the doorstep.

Accessed via its own private ground-floor entrance to the side of the building, a staircase leads to the first floor, where you arrive into a welcoming reception area. From here, three well-proportioned offices provide a range of options for businesses, whether used as individual workspaces, meeting rooms or treatment rooms, subject to the intended use. The accommodation is completed by a WC and a small kitchenette, providing the practical facilities needed for day-to-day operation.

The surrounding area offers an established mix of national retailers, independent businesses, cafés and services. Nearby occupiers include Holland & Barrett, Superdrug, Boots, B&M and Greggs, while the wider town centre provides a steady flow of pedestrians and easy access to local amenities.

With its central location, flexible layout and independent entrance, this is an appealing opportunity for a business looking to establish or expand its presence in Clevedon town centre. The space offers a practical combination of private offices and reception facilities, making it suitable for a variety of professional uses.



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.



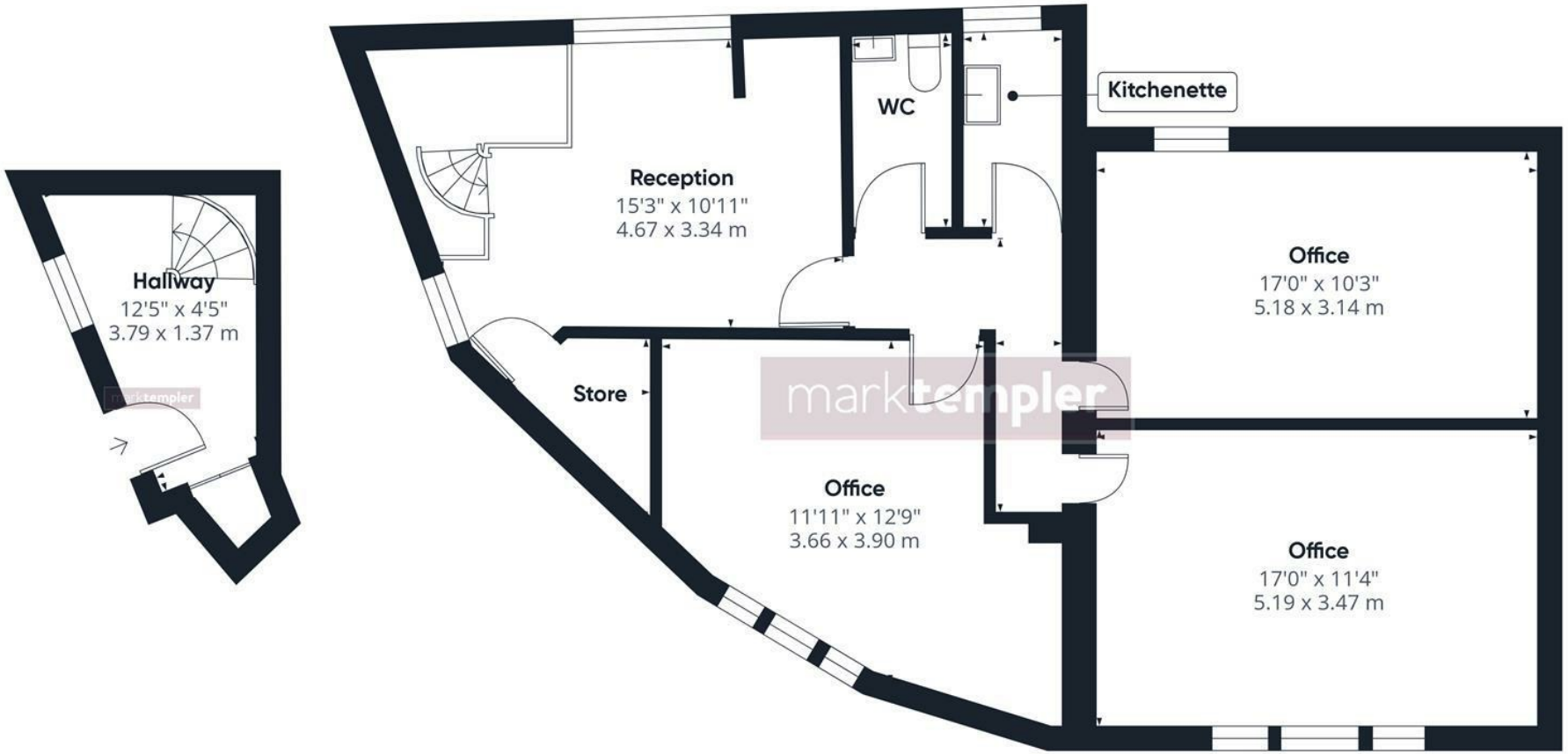






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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from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