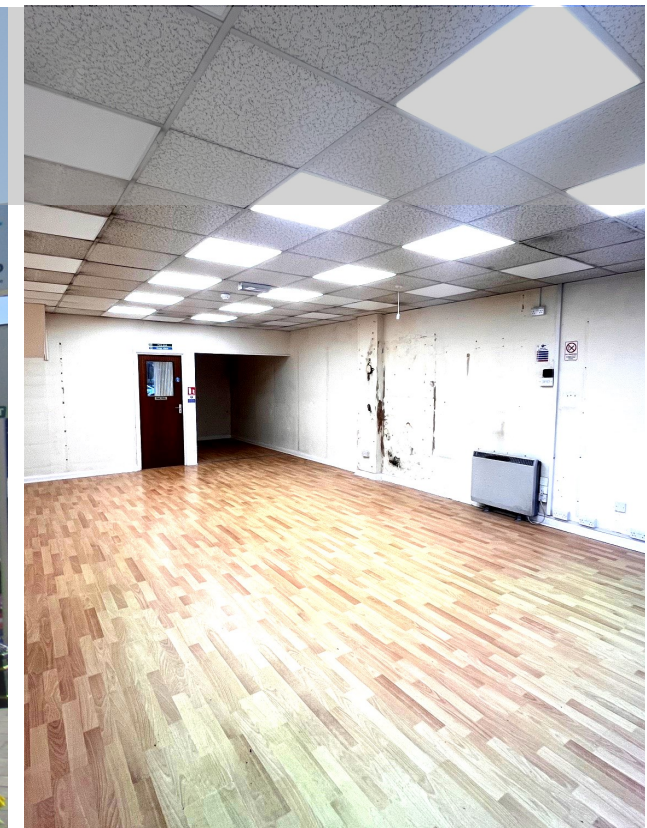


# COMMERCIAL PREMISES TO LET IN CLEVEDON

10a Old Street, Clevedon, BS21 6ND.



- A self-contained ground and first floor premises available
- Net internal area of approximately 1,068 sq. ft (99.21 sq. m)
- Quoting rent £13,000 per annum, exclusive
- Class E use, may suit a variety of uses
- Situated on Old Street in a bustling part of the town



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
0117 934 9977

## LOCATION

The property is situated on Old Street, a short distance from The Triangle in Clevedon town centre. Other occupiers include B&M, Dominos, Aldi, and a variety of local independent retailers. Clevedon is located approximately 13 miles to the west of Bristol city centre and 16 miles south of the M4/M5 interchange and is served by junction 20 of the M5.

## DESCRIPTION

The property has a glazed shop front and entrance and an open-plan sales area with a small, partitioned section to the rear. An internal staircase leads to the first floor which provides another open plan space, with male and female WC facilities.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has an approximate Net Internal Area of:

Ground Floor:	580 sq. ft	(53.88 sq. m)
First Floor:	488 sq. ft	(45.33 sq. m)
<b>Total:</b>	<b>1,068 sq. ft</b>	<b>(99.21 sq. m)</b>

## TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

Quoting £13,000 per annum, exclusive.

## PLANNING

Class E use.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £11,750.

Interested parties may benefit from 100% business rate relief subject to certain conditions, but parties should make their own enquiries in this regard.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

## VAT

We understand there is no VAT payable.

## EPC

The property has an EPC rating of D(95) and a copy of the certificate is available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Charlotte BJOROY

**Tel:** 0117 934 9977

**Email:** charlotte@burstoncook.co.uk

**FAO:** Tom Coyte MRICS

**Tel:** 0117 934 9977

**Email:** tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

May 2024

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

