

# COMMERCIAL PREMISES IN CLEVEDON –TO LET

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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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:

Area	Sq ft	Sq m
Ground Floor	580	53.88
Basement Floor	488	45.33
<b>Total</b>	<b>1068</b>	<b>99.21</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 full business rates relief subject to eligibility.*

## 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.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

November 2024



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