

# OPEN PLAN GROUND FLOOR OFFICE SUITE—TO LET/FOR SALE

5B Yeo Bank Business Park, Kenn Road, Clevedon, BS21 6UW



- A ground floor office suite situated in a quiet office location on the outskirts of Clevedon
- Due to be newly redecorated throughout
- Located within approximately 1.5 miles of Junction 20 of the M5
- Approximately 1,128 sq ft (104.80 sq m)
- 4 car parking spaces allocated to suite, plus additional spaces subject to separate negotiation
- Use Class E—suitable for a wide range of uses



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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## LOCATION

Yeo Bank is adjacent to the successful Clevedon Business Park development and conveniently located close to the town centre, with its wide range of retail units and amenities, including cafes, gyms, restaurants and shops. Yatton train station is within close proximity which provides regular links to Bristol Temple Meads. Additionally, Bristol International Airport is less than 10 miles away. Yeo Bank benefits from being close to Junction 20 of the M5 Motorway, providing good access to Bristol and the greater motorway network.

## DESCRIPTION

The property comprises a ground floor self-contained office suite providing open plan accommodation with partitioned meeting rooms, separate kitchenette, and disabled WC. The property is due to be refurbished to a good standard to include LED lighting, new carpets and redecoration throughout. The property also benefits from a gated secure entrance to the Business Park, bike storage and two entrances, one which can be used for loading and unloading adjacent to the car park.

The office suite is allocated four car parking spaces. Additional spaces are also available, subject to further negotiation.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,128 sq ft (104.80 sq m).

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable. Alternatively the property is available to purchase.

## RENT

£14.00 per sq ft per annum exclusive.

## PRICE

Quoting £175,000 plus VAT.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## EPC

The property has an EPC rating of D (91).

## VAT

We have been advised that the property is elected for VAT.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation: -

Rateable Value: £10,250  
Rates Payable (2024/2025): £5,022

*From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to verify the above and to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## 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

FAO: Luke Dodge MRICS  
Tel: 0117 934 9977  
Email: [luke@burstoncook.co.uk](mailto:luke@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated December 2024

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