

TO LET **Town Centre Retail Unit**

1 Station Road, Clevedon, BS21 6NH



- Ground and First Floor
- Central Location
- 1,017 Sq. Ft
- 17,500 per annum + VAT

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Location

Occupying a prominent position close to the junction with Kenn Road in the heart of the town centre, opposite Queen's Square, adjacent to WHSmith and nearby other multiples such as Greggs, Ladbrokes, Coffee#1, Boots, Holland & Barrett, B&M and a variety of independent retailers.

Clevedon is a popular Victorian seaside town which benefits from easy access to the M5 (Junction 20), some 11 miles west of Bristol City Centre.

Description

An attractive end of terrace building comprising a ground floor shop (with side lean-to store area) with internal and separate front access to ancillary accommodation on the first floor.

In addition, there is hatch access to an attic floor and a Rear Yard.

Accommodation

Unit	SQM	SQFT
Ground Floor	54.53	587
First Floor	39.94	430
Total	94.47	1,017

Rates

Rateable Value: £12,250

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

Energy performance certificate

D-100

Rent

£17,500 per annum exclusive.

Terms

A new lease is available for a term of years to be agreed.

VAT

The property is elected for VAT.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

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Contact:

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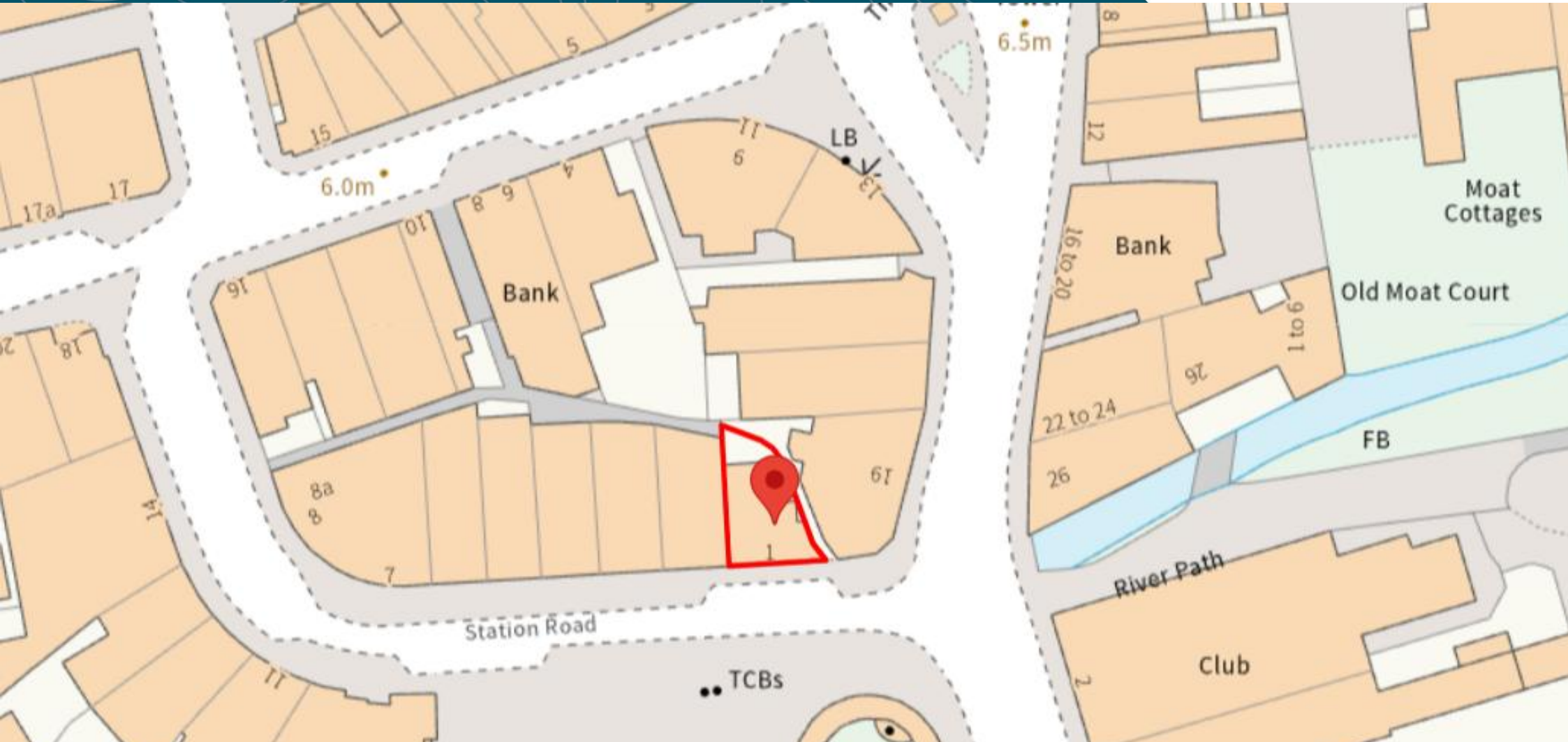
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