



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Old Church Road, Clevedon, BS21 6NA

£28,000 Per annum



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Old Church Road

Clevedon, BS21 6NA

- Shop Frontage
- Great Potential
- Storage Space
- Large Retail Space
- Great Position
- Available Now

A fantastic opportunity to rent the former HSBC unit. Located on Old Church Road this commercial units attracts good footfall being in the heart of the town centre. This unit has a lot of potential and a great opportunity for a new or existing business looking to expand. Call Adrian Wedlake Residential Lettings & Management today to arrange your viewing!



Access

From Old Church Road front door opens to:

Entrance

Double doors open to:

Retail Area

39'5 x 13 (12.01m x 3.96m)

Window frontage. Lighting. Wood effect floor. Door opens to:

Office 1

11'6 x 9'7 max x 7'6 min (3.51m x 2.92m max x 2.29m min)

Obscured sash window. Window overlooking Old Church Road. Lighting.

Office 2

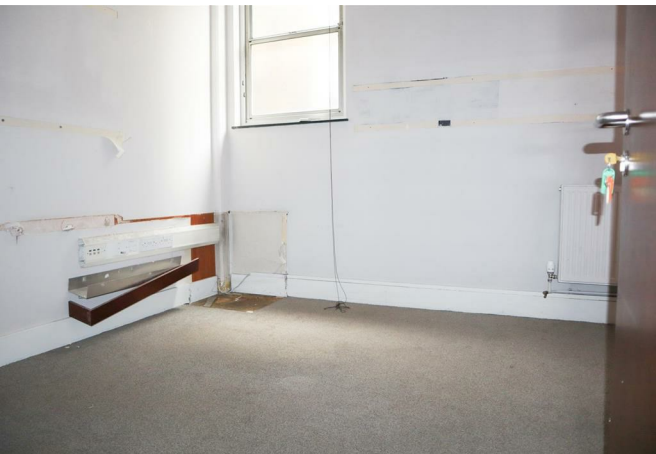
9'6 x 7'4 (2.90m x 2.24m)

Obscure window. Lighting.

Office 3

9'6 x 11'7 (2.90m x 3.53m)

Obscure sash window. Lighting. Door leading into the inner hallway.





Back Office/Storage/Vault 19 x 7 (5.79m x 2.13m)
These measurements exclude the vault. Obscure windows. Lighting. Opens to inner hallway.

Stairs & Landing

Door opens to:

Office 4 31'2 x 12'1 (9.50m x 3.68m)
Windows over looking the high steet.

Office 5 21 x 12'1 (6.40m x 3.68m)

Office 6 22'4 x 18'5 (6.81m x 5.61m)
Reduce head height and measurements include steps into the office.

Kitchenette 13'2 x 10'6 (4.01m x 3.20m)
Base and eye level units with working surfaces. Single bowl stainless steel sink. Duel aspect room.

Cloak Room 1

Cloak Room 1

Cloak Room 2

Obscure window. Wash hand basin, urinal and WC.

Rent Per Annum : £28,000

Deposit : £3,000

Energy Performance Certificate Rating : D

Usage : A2

Length Of Lease : 5 Years

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





YOU ARE NOT LOCKED IN
IF THE LOCK IS OPEN

DO NOT ATTEMPT TO
FORCE THE DOOR OPEN
IF THE LOCK IS OPEN

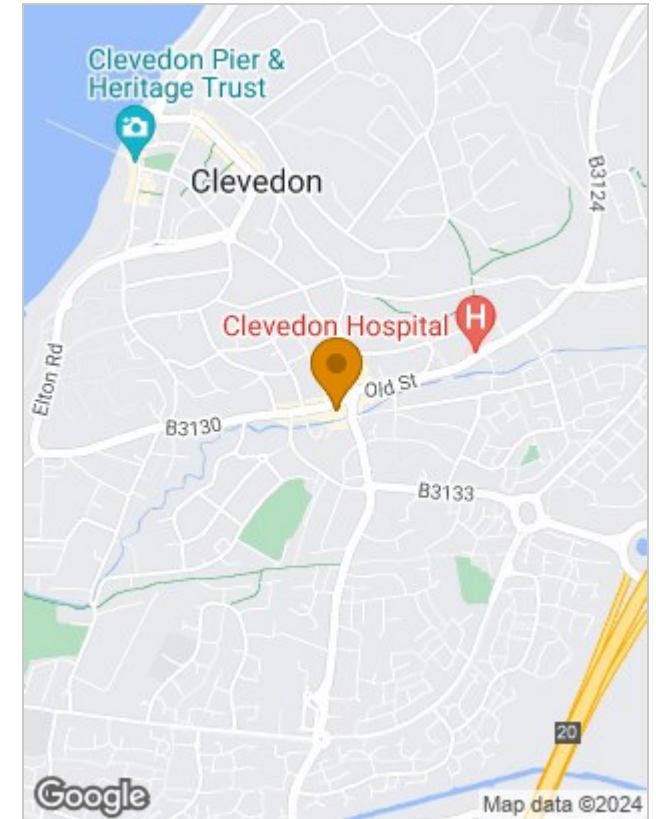


Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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