



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



The Triangle, Clevedon, BS21 6NB

£12,000 Per annum



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The Triangle

Clevedon, BS21 6NB

- Large Window Frontage
- Integral Office
- Kitchenette
- High Street Position
- Ample Floor Space
- Basement Storage
- Cloakroom
- Recently Updated

Adrian Wedlake Residential Lettings & Management are proud to offer this immaculately presented shop front located on the corner of The Triangle and Chapel Hill, Clevedon. Are you looking for a High Street position to grow and expand your business? This commercial premises has recently been renovated with new flooring and redecorated throughout, a kitchenette, cloakroom, basement storage and an integral office.



Access

The front door is accessed from Chapel Hill. Entrance opens to :

Retail Area

32'3 max x 23'7 min x 19'9 max x 9'2 min (9.83m max x 7.19m min x 6.02m max x 2.79m min)

Offers you large window frontage with several radiators. Spot lighting. The entrance offers lino floor leading onto carpet. There is an area which can be used for a printing area or separated for another office space. Storage cupboard. Door opens to :

Office

11'3 max x 9'7 min x 8 (3.43m max x 2.92m min x 2.44m)
Spot lighting. Radiator.

Kitchenette

11'2 x 4'5 (3.40m x 1.35m)
Well fitted base and eye level units with working surfaces. Single bowl sink with mixer tap. Door opens to :





property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.

Cloakroom

A white WC with integral sink and storage underneath. Towel rail radiator.

Basement Storage

Steps down. Reduced head height. A great space for storage. Opens into another storage area. Boiler. Radiator.

Rent Per Annum : £12,000.00

Deposit : £3000.00

Energy Performance Certificate Rating : On Order

Usage : A1

Energy Performance Certificate Rating : B

Length Of Lease : 60 months

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a



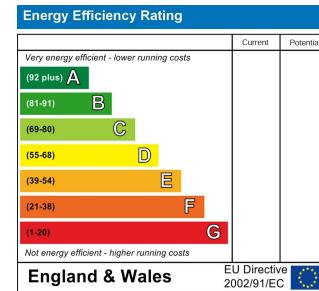




Location Map



Energy Performance Graph



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.

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