



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Knowles Road, Clevedon, BS21 7XS

£1,200 Per month



# Knowles Road

Clevedon, BS21 7XS

- Commercial Unit
- Large Shop Space
- Close Proximity To Clevedon Sea Front
- 2 Parking Spaces

Unit 4, great opportunity to rent this commercial unit located on the level and within close proximity to Clevedon's ever popular seafront. This unit offers a lot of space for new or existing business's to grow. The open space enables you to adapt the unit to your needs. This commercial unit offers a separate office, kitchenette and cloakroom.



## Accommodation

Front door opens to :

## Shop Area

A large floor space with a double glazed window and radiator. Power and lighting. Door opens to:

## Office/Meeting Room

An ideal space for an office or meeting room. Radiator.

## Kitchenette

Base and eye level unit with working surfaces. Single bowl sink. Tiled splash back.

## Cloakroom

Wash hand basin. WC.

## Outside

Parking spaces for 2 cars.





**Rent Per Calendar Month : £1200.00 incl VAT**

**Deposit : £2000.00**

**Usage : A1**

**Energy Performance Certificate Rating : E**

**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.



## Location Map



## Energy Performance Graph

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

## 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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