



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Old Church Road, Clevedon, BS21 6LY

£850 Per month



DRINKS
AMERICAN... £2.50
CAPPUCCINO... £2.50
LITTLE... £2.50
FLAV WATER... £2.50
MOCHA... £2.50
HOT CHOCOLATE... £2.50
TEA... £2.50
PERAL TEA... £2.50

EXTRAS
SAUPS AVAILABLE \$4

CHEESE
BUNION
LOADED
SKINS 4.95

14 Allergens

CHOCOLATE
BROWNIE 2.50
BREAD
CRABCAKES 4.95
BREAD &
BUTTER 2.50
MILKSHAKE



£850 Per month

Old Church Road

Clevedon, BS21 6LY

- Fantastic Location
- Great Floor Space
- Duel Aspect
- Cloakroom

What a fantastic opportunity to rent this well located shop located on the corner of Old Church Road and Lower Queens Road. With large window frontage this is a great opportunity to advertise or promote your business. Inside you will find a duel aspect retail space and a cloakroom to the rear.



Access

From Old Church Road the front door opens to :

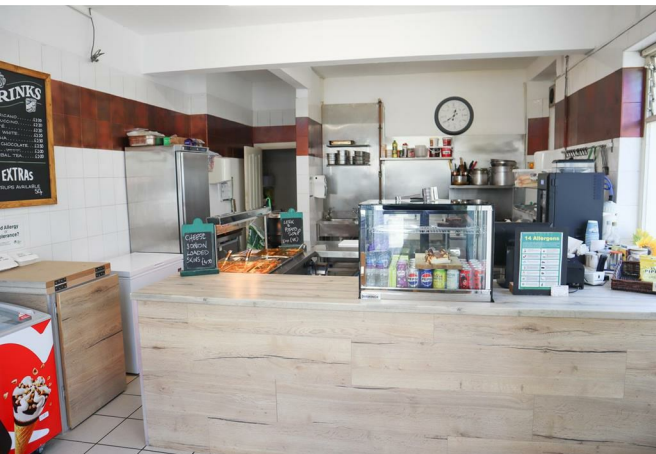
Retail Area

24'4 x 13'8 (7.42m x 4.17m)

Duel aspect with 2 windows over looking Old Church Road and Lower Queens Road. Partially tiled walls. Tiled floor.

Cloakroom

Storage space. WC and pedestal wash hand basin with tiled splash back.





Rent Per Calendar Month : £850.00

Deposit : £2550.00

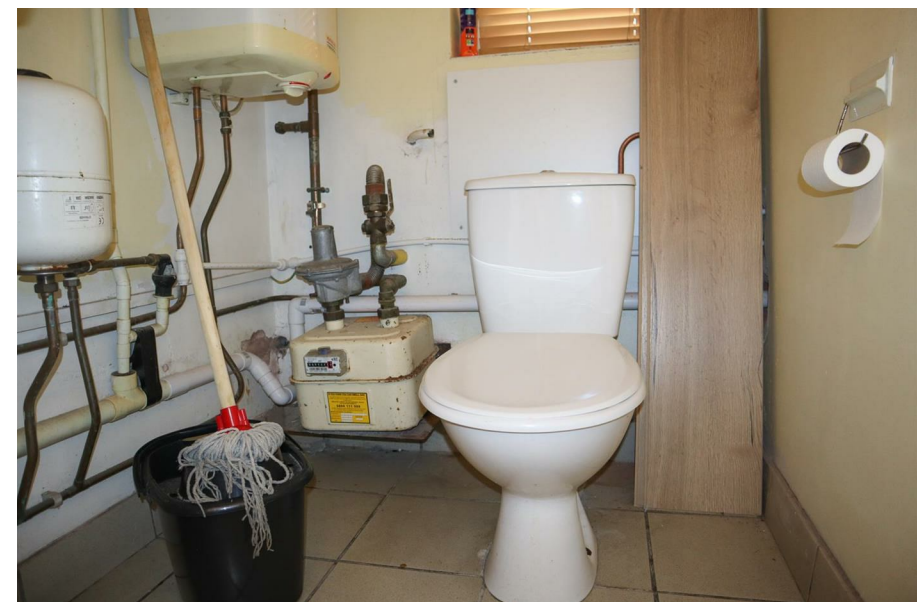
Energy Performance Certificate Rating : C

Class : A3

Length Of Lease : 3 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.





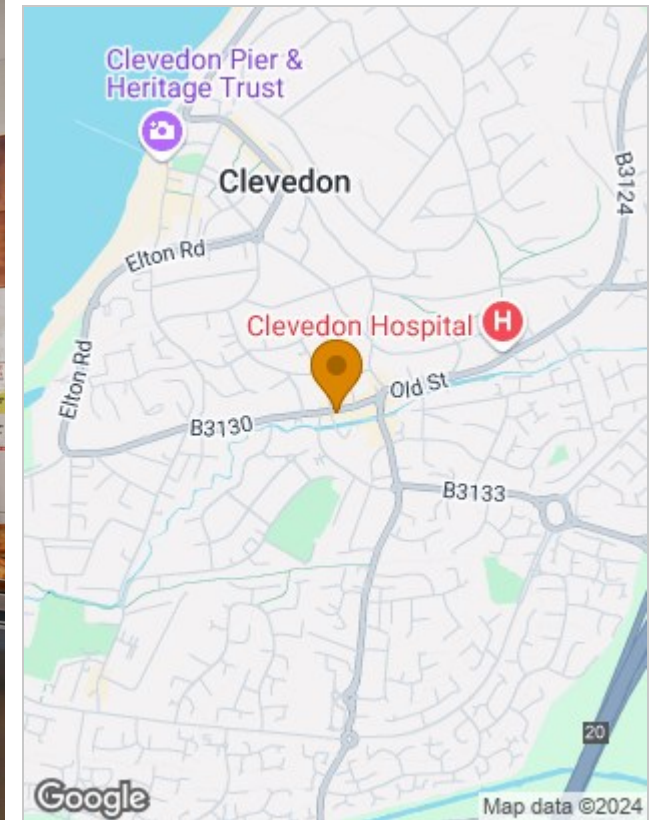


Viewing

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

Adrian Wedlake Residential Lettings & Management

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