

Kenn Road Clevedon BS21 6EL

£375 Per Month

marktempler

COMMERCIAL, LAND & DEVELOPMENT



marktempler  
RESIDENTIAL LETTINGS

Clevedon Hair Company

marktempler  
RESIDENTIAL SALES







PROPERTY TYPE

Office



HOW BIG

228.00 sq ft



WARMTH

Electric



PARKING

1 x allocated space



BUISNESS RATEABLE VALUE

£1,750 pa



EPC RATING

D

Self contained office space located on the first floor of this commercial building situated on Kenn Road - Given this convenient location, these premises would suit a number of businesses. There is also the benefit of a cloakroom and a shared kitchen.

There is access to the offices from both the front and the rear and to the rear there is allocated parking with access from Griffin Road.

This fantastic location gives you great access to bus stops, shopping facilities and for the commuter, the M5 is just a short distance away.

Available for immediate occupation, the offices are offered on flexible terms.

EPC D



**VAT** Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services** We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Terms** The premises are offered by way of a commercial lease details of which are available upon request.

**Rates** Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

**References** Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

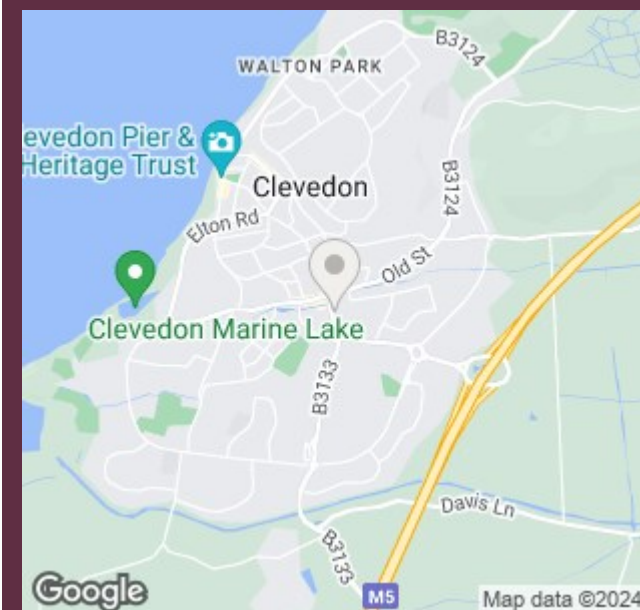
Should a guarantor be required an additional application fee of £90

**Rental Deposit** Prospective occupiers may be required to provide a rental deposit.

**Legal Costs** All parties are to pay their legal costs.

**Asbestos Regulations**, It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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