

Lower Queens Road Clevedon BS21 6LX







£12,000 Per Annum

marktempler

COMMERCIAL, LAND & DEVELOPMENT





		
PROPERTY TYPE	HOW BIG	WARMTH
Retail	874.00 sq ft	None
		
PARKING	BUSINESS RATEABLE VALUE	EPC RATING
To front	£10,500 pa	C

This is an amazing opportunity presented to any small entrepreneur, offered for sale with no ingoing other than stock at valuation, a thriving Shoe Repair/Key Cutting/Shoe Sale business trading as Jet Shoes, situated in the heart of Clevedon town centre.

The opportunity presents itself due to the imminent retirement of the present owner. The business, to our knowledge is the only key cutting/shoe repair outlet within the town and will include all the operational equipment currently on site.

The lock premises will be offered with a new commercial lease and is available now. The situation of the premises is ideal being just over the road from B&M Home Bargains and right on the edge of Queens Square.

This business provides a unique opportunity, has an excellent reputation and is sure to create great interest.



**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.

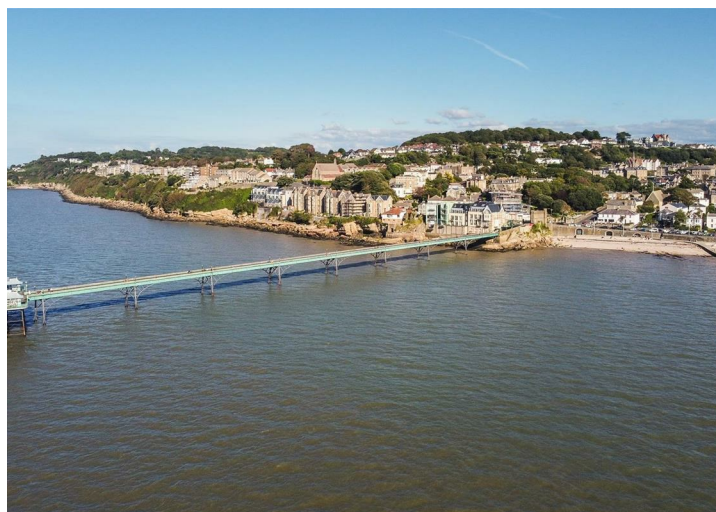
Should a guarantor be required an additional application fee of £90

**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.



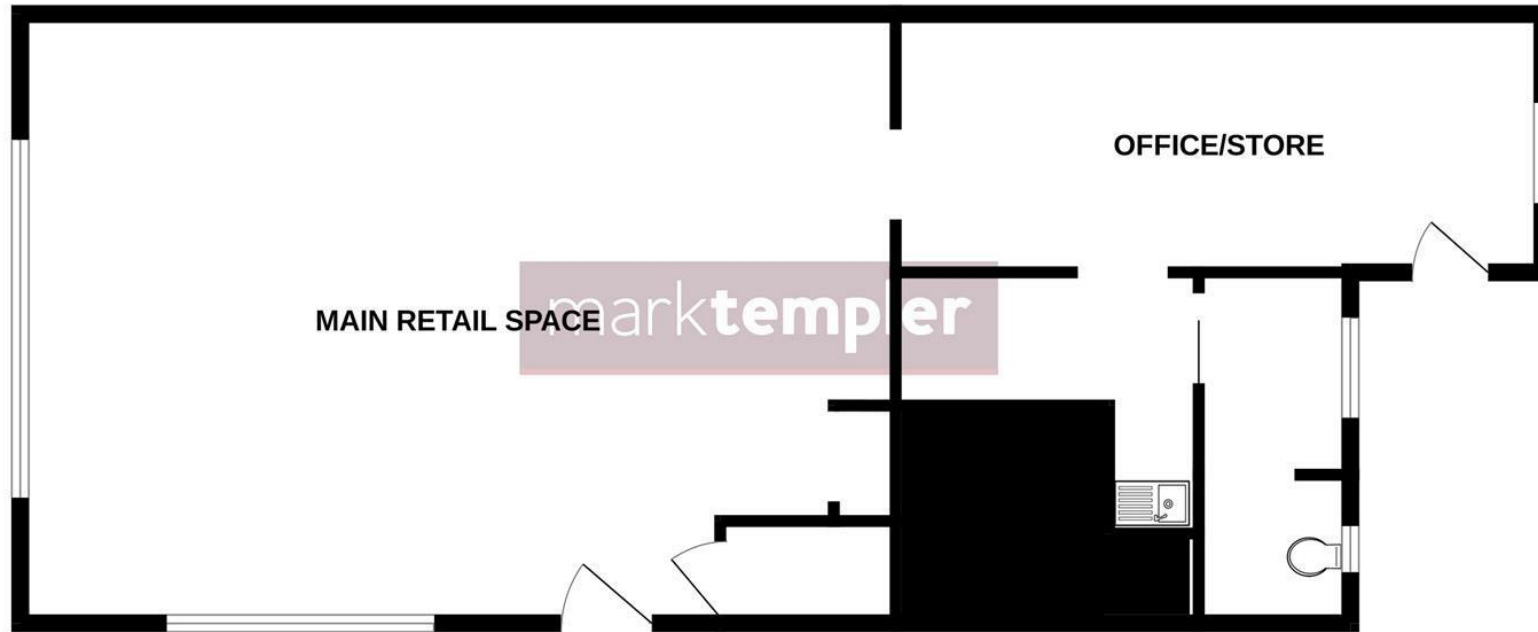
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# GROUND FLOOR

874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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