

Kenn Road Clevedon BS21 6EL

£10,000 Per Annum

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Entrance To
FIRST FLOOR OFFICES
6-8 Kenn Road



PROPERTY TYPE	HOW BIG	WARMTH
Commercial	488.00 sq ft	Electric
PARKING	BUSINESS RATEABLE VALUE	EPC RATING
1 x Allocated space	£5,500 pa	C

This lock-up shop is a prime retail space that offers a prominent location and ample space for both retail and office use. Situated on the bustling Kenn Road, it benefits from high visibility and a convenient position opposite the main shopping area of Queens Square. With its smart and well-positioned frontage, this shop is sure to attract the attention of potential customers and clients.

The interior of the shop is thoughtfully designed to accommodate a wide variety of businesses. The secondary office area provides flexibility for different layouts and setups, allowing businesses to tailor the space to their specific needs. Whether you're looking to open a boutique, or even a professional office, this shop offers the versatility to cater to your requirements.

In addition to its spacious and smart interior, this shop also boasts an allocated parking space to the rear. Furthermore, being located in the heart of Clevedon's shopping area, this shop benefits from a large and thriving population, ensuring a steady flow of potential customers and clients.



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.

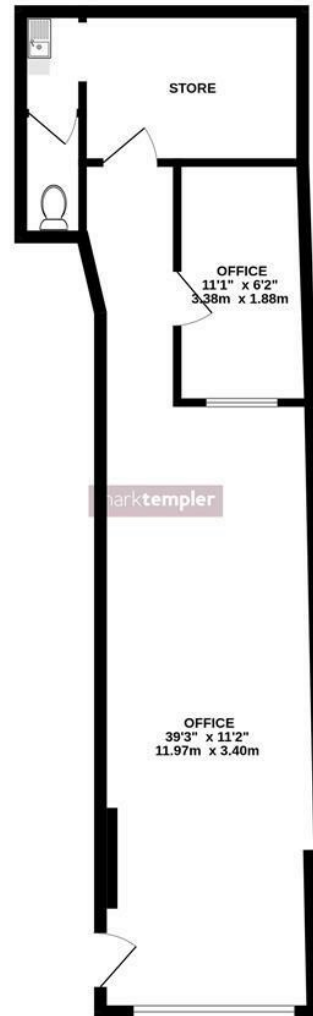


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GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 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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