

High Street Yatton BS49 4DW







£10,000 Per Annum

marktempler

COMMERCIAL, LAND & DEVELOPMENT





 PROPERTY TYPE	 HOW BIG	 WARMTH
Office	874.00 sq ft	
 PARKING	 BUSINESS RATEABLE VALUE	 EPC RATING

These centrally located High Street offices in the charming village of Yatton offer a prime location for businesses looking to establish themselves. With planning permission specifically for use as an accountant, there is also potential for other use Class E uses, subject to obtaining the necessary planning permissions*. The offices are conveniently situated at the junction of Elborough Avenue and High Street, providing easy access for both clients and employees.

There is a parking layby directly opposite, as well as additional on-street parking available in nearby roads, ensuring that visitors and staff have convenient parking options. Furthermore, Yatton train station is just a short walk away, making the offices easily accessible for those commuting by public transport.

The layout of the offices is practical and functional, with three offices spread over two floors, providing ample space. Additionally, there is a storeroom, a kitchen for staff convenience, and a WC. Overall, these offices offer a fantastic opportunity for businesses looking for a well-connected and versatile workspace in the heart of Yatton.

*prospective tenants would be required to apply and cover costs for any change of use.



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.

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.

Legal Costs - All parties 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, 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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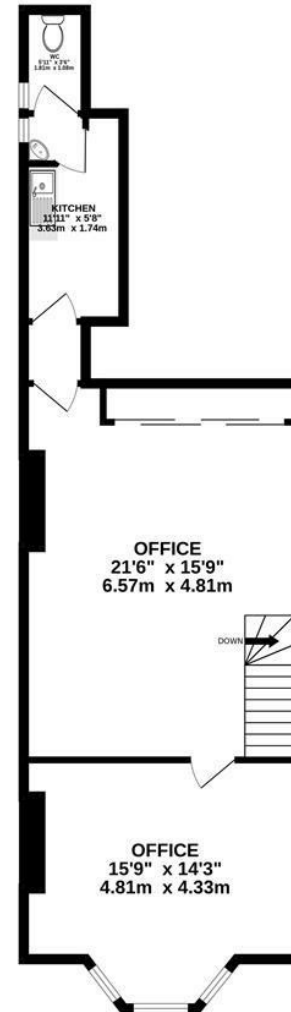




GROUND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 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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