

The Triangle Clevedon BS21 6HX

£240,000

marktempler

COMMERCIAL, LAND & DEVELOPMENT

Great Coffee  Finest Teas

Greenfield  
ACUPUNCTURE

acupunctureclevedon.com 07723 3846

10  
the triangle

bryantsjeweller





		
PROPERTY TYPE	HOW BIG	WARMTH
Mixed Use	702.00 sq ft	8a = Gas Central Heating
		
PARKING	BUISNESS RATEABLE VALUE	EPC RATING
None	£9,200 per annum	8 The Triangle = D91 8a The Triangle = E39

This exceptional investment opportunity is situated in the heart of Clevedon, offering a mix of commercial and residential spaces. The freehold property boasts a current gross income of £16,050 per annum, resulting in an impressive gross yield of 6.7%.

The sale of this property comes with the added benefit of No Onward Chain, ensuring a smooth and hassle-free transaction. The commercial business operating within the premises remains unaffected and is secured under a lease agreement, providing stability for the new owner.

Additionally, the flat included in the sale is currently occupied by a reliable tenant, guaranteeing ongoing rental income for the prospective investor. Don't miss out on this lucrative opportunity to acquire a profitable property in a prime location with promising returns.



**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.

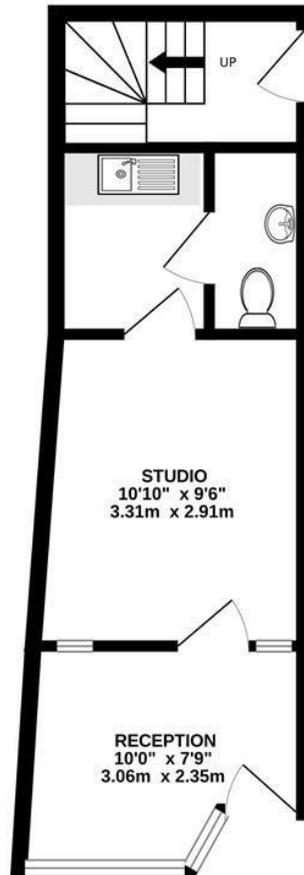


For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

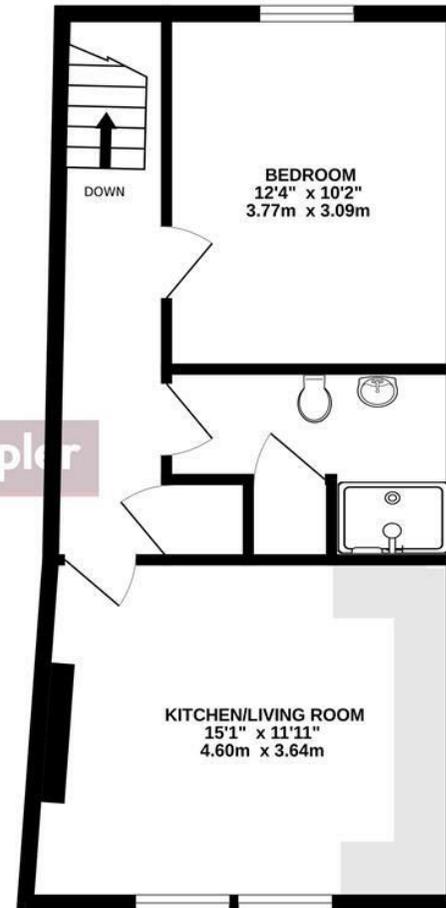




GROUND FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



marktempler

TOTAL FLOOR AREA: 702 sq.ft. (65.2 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.  
Made with Metropix ©2024