



Woodland Hall, Woodlands Road, Clevedon, BS21 7QD
£1,100 per calendar month

Steven
Smith

Situated in a highly convenient location just off Clevedon Six Ways, this incredibly spacious commercial unit will undoubtedly suit a wide range of businesses. Used as a fitness studio in more recent years, the property comprises of a substantial main room with raised stage area, ample storage and cloakroom facilities. To the first floor, there is a generous kitchenette and additional under eaves storage. To the side of the property there is a single garage which can provide beneficial parking space or yet further storage opportunities. Clevedon itself offers excellent transport links to Bristol, London and the South West providing an ideal hub for business and with quality commercial space always in high demand, strong interest is expected.

Accommodation (All measurements are approximate)

Entrance Porch

Obscure double glazed porch with further double glazed door leading to:

Entrance Lobby

Double doors leading to main room, radiator, stairs to first floor.

Main Room

A really generous space with two steps leading to a spot lit raised stage area. Nine radiators. Fire exit to side.

Inner Hallway

From the entrance lobby, a hallway leads to:

Storage Cupboard

Large under stairs storage cupboard.

Storage/Serving Area

Further open storage area with serving hatch to main room, radiator.

Cloakroom

With wc and wash hand basin, radiator.

Utility Room/Storage

With obscure double glazed window to front, wall mounted Vailant boiler, radiator, additional wc.

First Floor

Landing

With doors to:

Kitchen

Fitted with base units, stainless steel sink, radiator, double glazed window to front, under eaves storage.

Storage Cupboard

Large under eaves storage cupboard.



Garage

To the side of the property, there is an adjacent garage.

Terms

To be agreed with the landlord and the new tenant

Rent: £1,100 per calendar month

Deposit: £1,200

Services: All mains services

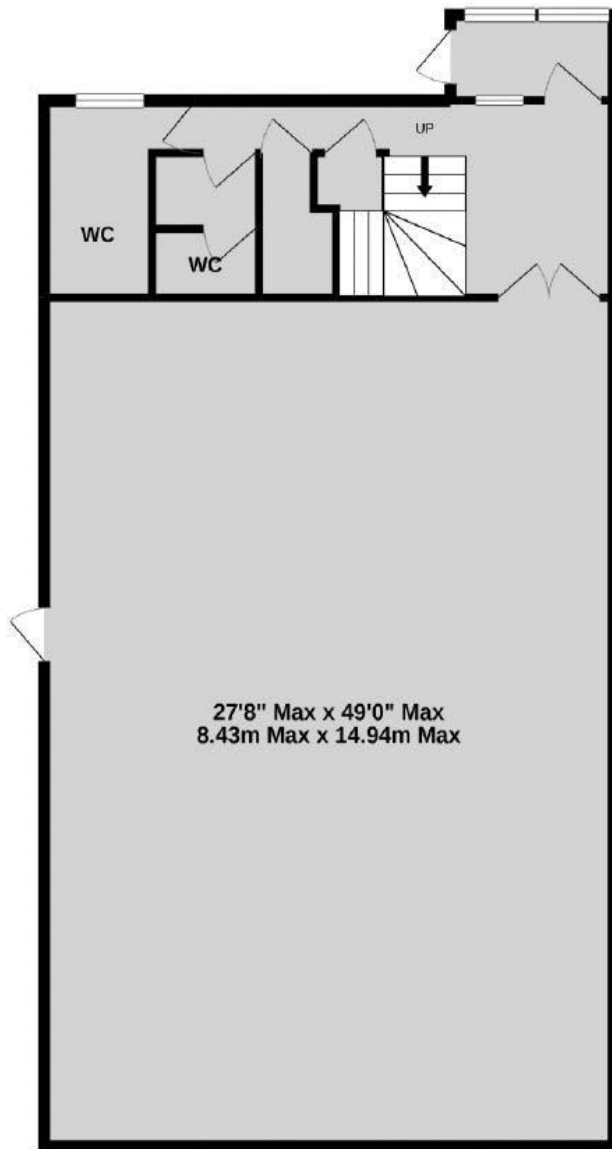
Availability: Immediately subject to references

Energy Rating: D

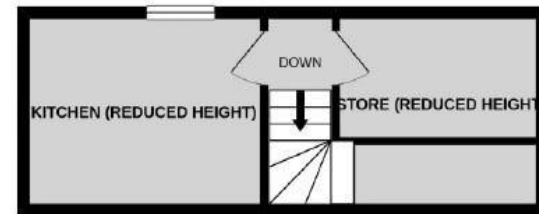
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GROUND FLOOR



1ST FLOOR



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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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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