

10 The Triangle, Clevedon, BS21 6NG **£1,000 per calendar month**



Enjoying a favoured high street position, prominent double fronted window display and spacious retail area, this commercial property presents a fantastic opportunity for those looking to open their own shop or possibly relocate to larger retail premises within the area. Briefly comprising main retail area, stock room, office, kitchenette, 2 store rooms and a cloakroom, there is ample well proportioned space to suit a number of business needs. Situated in the heart of Clevedon Triangle amidst its diverse range of independent and chain stores, cafes, eateries and weekly market, this could be the ideal spot for either an established or fledgling business to thrive!

Front door opens to:

Shop Front 14' 11" x 14' 8" (4.54m x 4.47m) With feature windows either side of the door, great for the display of stock etc, wood effect floor. Opening to:

Back Office 16' 1" x 11' 4" (4.90m x 3.45m)
This space could also be used for retail etc, window to rear, stainless steel sink set into worktop with storage below, hot water. Door opens to:

Stock Room 10' 6" x 7' 4" (3.20m x 2.23m)
Wood effect floor, window to rear.
Opening to:

Inner Hall

With door to:

WC

With white WC, wood effect floor, obscure window.

Further Store Room 11' 3" x 7' 10" (3.43m x 2.39m)

Window to rear, wood effect floor.

The Terms:

Rent: £1,000 per calendar month

Terms: To be agreed

Lease: Fully repairing lease

Services: Electricity, water and sewerage -

tenant to pay

Availability: Early 2026

EPC - C

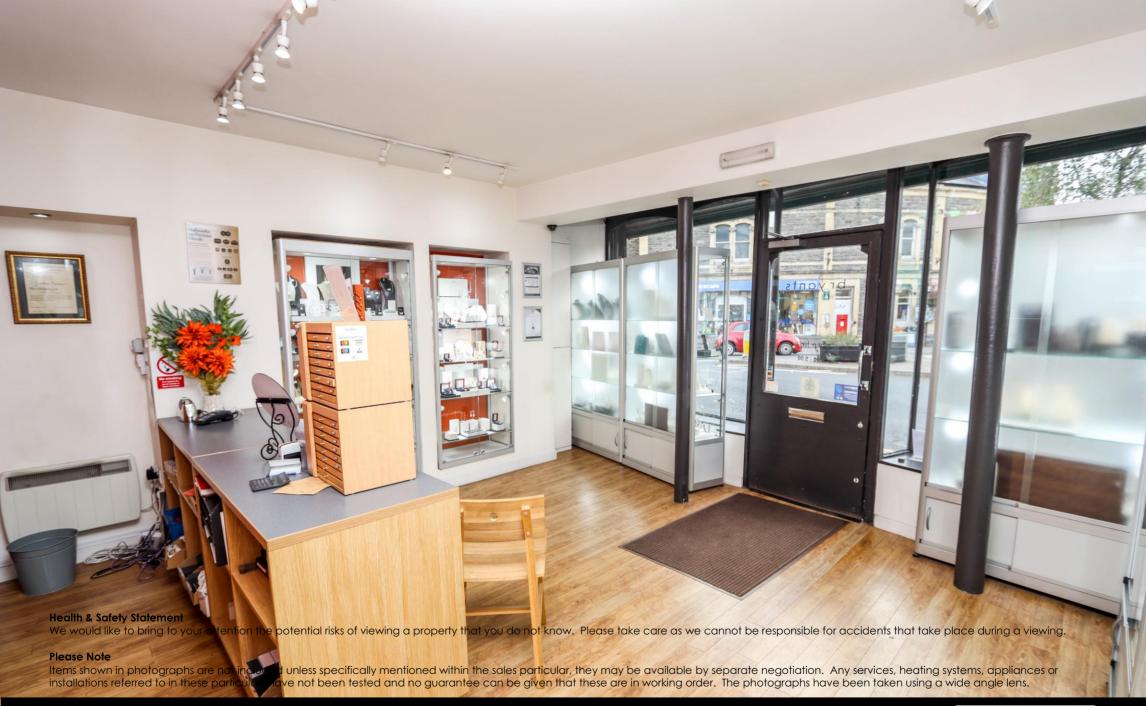
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