

9 and 9A Old Street, Clevedon, BS21 6ND

£250,000

Steven Smith

This attractive mixed use freehold property represents an exceptional investment or owner occupier opportunity situated in a prominent trading position on Old Street, Clevedon.

The premises comprise a well proportioned ground floor retail shop coupled with a self contained one bedroom flat above, benefiting from its own private external entrance to ensure complete independence between the commercial and residential elements.

The ground floor retail accommodation presents a glazed shop front that offers high visibility and excellent window display opportunities to a busy thoroughfare. Internally, the commercial space is configured to maximize retail potential, offering a bright and welcoming main sales area that leads through to rear storage facilities. This rear zone includes multiple shelving areas, dedicated stock rooms, and essential staff amenities, making it perfectly suited for a wide variety of retail or professional service operators requiring ample stock space. Positioned directly above the commercial unit is a comfortable, self contained one bedroom flat that offers excellent potential for secondary rental income or owner accommodation.

Accessed via its own private entrance away from the main shop front, the flat provides a practical layout that functions entirely separately from the business below.

Located within a popular and established commercial hub in Clevedon, this versatile property combines stable high-street presence with the added security of a residential asset.

Accommodation (all measurements approximate)
GROUND FLOOR

SHOP
Front door opens to:

Main Retail Area
A central door with window display either side opens to an impressive space with a wood effect floor, window to rear and opening to:

Second Part of the Shop 7' 3" x 6' 2" (2.21m x 1.88m)
Wood effect flooring opening to what is currently being used as a dressing area. Door opens to:

Stock Room 13' 9" x 7' 5" (4.19m x 2.26m)
Wood effect floor. This space opens to a small kitchenette with base and wall unit with working surface, stainless steel sink, door to rear. Door gives access to:

WC
White suite of WC, wood effect floor.

From the kitchenette a door opens to the:

Second Stock Room 11' 5" x 8' 5" (3.48m x 2.56m)
Wood effect floor.

The Flat 9a Old Street
This is accessed via the rear and a metal staircase to the first floor and the private front door of 9a. Front door opens to:

Open Plan Living 30' 11" x 12' 4" (9.42m x 3.76m)

Sitting Area
With two sash windows looking out onto Old Street, access to loft space and opening to the kitchen/dining area, fitted with a range of base units with working surfaces, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven with four ring electric hob, tiled splashbacks. This then opens to:

Bedroom 13' 11" x 7' 9" (4.24m x 2.36m)
With window and door opening to:

Bathroom
Three piece white suite of WC, washhand basin, bath, partially tiled walls, tiled effect floor, window to rear, access to the Vaillant gas fired



Floor Plan to be inserted here

Shop and Flat

Freehold

A – flat

EPC C – Shop D - Flat












Health & Safety Statement
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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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