



BROAD STREET, CONGRESBURY, BRISTOL. BS49 5DG



£995 MONTHLY

Passionate about Property

CHECK OUT OUR 360 VIRTUAL TOUR!! RENT FREE PERIOD. OFFICE/SHOP/CAFE IN PRIME LOCATION WITHIN SOUGHT AFTER VILLAGE. AVAILABLE NOW. A3 (Cafe), A2 & A1 usage was granted in 2019. The ground floor premises suitable for a variety of uses. Rear Garden . Approximately 1100 sq ft of internal space. VARIOUS LEASE OPTIONS AVAILABLE. Rent is subject to vat. EPC: C.

Location

Located within the sought after North Somerset Village of Congresbury, which provides an excellent range of village amenities, shopping facilities, clubs and activities. The area is very popular for outdoor activities including: Walking, riding, fishing and even skiing at Churchill dry ski slope centre. The Cadbury House Country Hotel is approximately 1 mile from the property and has an excellent Health Centre/Gym, Spa and Restaurants. For the commuter the village is convenient for the City of Bristol and the popular seaside town of Weston-super-Mare. There is a regular bus service and access to the M5 Motorway network is available at Clevedon and St Georges. There is a mainline railway connection at Yatton and Backwell and Bristol International Airport is within a 15 minute drive.

Main Area (24' 0" x 12' 10") or (7.32m x 3.91m)

Entrance Door, Two large Windows to Front, security grills, spot lights, laminate flooring.

Office (24' 0" Max x 9' 02") or (7.32m Max x 2.79m)

Laminate flooring, radiator, Large walk in recess,

Rear Office (15' 04" x 8' 08") or (4.67m x 2.64m)

Upvc Double Glazed Door to garden, Windows to Rear and side, Radiator.





Additional Private Room (13' 06" x 10' 04" Max) or (4.11m x 3.15m Max)

Upvc Double Glazed Door to Rear, Stainless steel sink unit with mixer tap, electric water heater.

Kitchen (12' 08" x 11' 06") or (3.86m x 3.51m)

Upvc Double glazed door & window to rear, strip lighting, water & waste pipes, consumer unit, radiator.

Store Room (11' 06" x 13' 04"Max Max) or (3.51m x 4.06m Max)

power & light (Could be extension to kitchen area if required)

W.C & Cloakroom

Upvc Double glazed window to rear, Low level W.C, Wall mounted gas boiler, wash hand basin, radiator

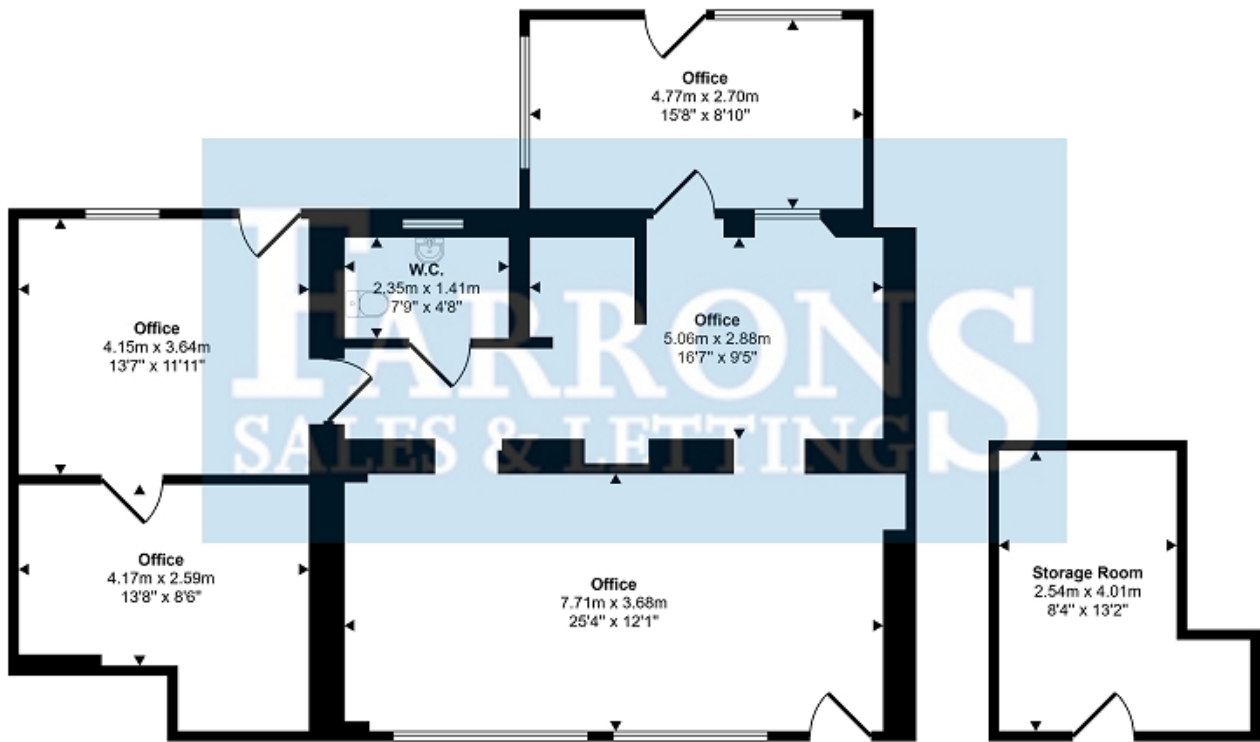
Rear Garden

Graveled area with space for approximately 16-20 covers, wall and fence boundary, rear service gate, outside tap.



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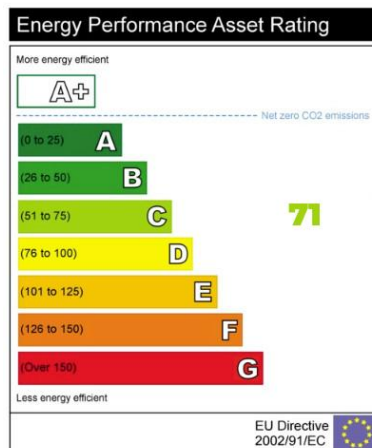
Approx Gross Internal Area
116 sq m / 1252 sq ft



Floorplan
Approx 105 sq m / 1128 sq ft

Storage Room
Approx 12 sq m / 125 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract