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COMMERCIAL PREMISES TO LET

EXCELLENT CONVENIENCE STORE UNIT

**COULD BE USED FOR A VARIETY OF USES UNDER CLASS
“E” WITH NO PLANNING PERMISSION REQUIRED
SUBJECT TO LANDLORD CONSENT**

8A OLD STREET, CLEVEDON, BS21 6ND



- **DOUBLE FRONTED UNIT ON AN ESTABLISHED RETAIL PITCH**
- **GROUND AND FIRST FLOOR AVAILABLE**
- **QUOTING RENT £37,500 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Old Street, a short distance from The Triangle in Clevedon town centre. Other occupiers include B&M, Dominos, Aldi, and a variety of local independent retailers. Clevedon is located approximately 13 miles to the west of Bristol city centre and 16 miles south of the M4/M5 interchange and is served by junction 20 of the M5.

DESCRIPTION

The property is situated over ground and first floors, with customer car parking to the front and a service yard to the rear. The property is predominantly open plan in its layout, with staff W.C. and kitchen facilities.

ACCOMMODATION

The premises have approximate net internal floor areas are as follows per the VOA: -

Ground Floor:	2,818 sq. ft	(261.80 sq. m)
First Floor:	1,446 sq. ft	(134.33 sq. m)
Total:	4,264 sq. ft	(396.13 sq. m)

TENURE

The property is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

QUOTING RENT

£37,500 per annum, exclusive.

PLANNING USE

"E Class" Use - new changes have been made to the planning system that has seen Classes A1, A2, A3, B1, D1 and D2 revoked in favour of a new Class E 'Commercial Business and Service'.

BUSINESS RATES

We understand that the property benefits from a Rateable Value of £31,750.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VAT

We understand that the property is not elected for VAT, therefore VAT will not be payable on prices.

ENERGY PERFORMANCE CERTIFICATES

An EPC for the property can be provided upon request.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Holly Boulton BSc and Tom Coyte MRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk and tom@burstoncook.co.uk

SUBJECT TO CONTRACT

OCTOBER 2020

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.