

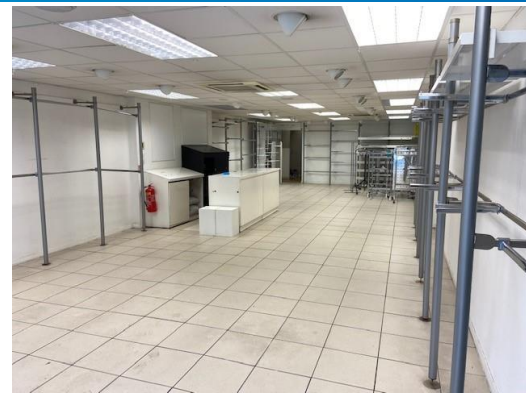


TO LET

RETAIL UNIT

105.42 SQ M (1,135 SQ FT)

15 THE TRIANGLE, CLEVEDON, BS21 6NQ



- Prominent ground floor retail unit in Clevedon Town Centre.
- Open plan accommodation suitable for a range of uses
- Large glazed shop front
- Flexible terms may be considered (STC)

TO LET

LOCATION

This property is situated on The Triangle In Clevedon Town Centre. Nearby occupiers include Greggs, WHSmith and Natwest Bank.

DESCRIPTION

The unit comprises a vacant ground floor retail unit that was most recently occupied by New Look. It is finished to a contemporary standard, with air conditioning, a large glazed shop front with security shutters, a suspended ceiling and tiled floors. To the rear is a changing room, kitchen and WC.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Ground Floor		
Sales Area	77.13	830
Changing Rooms / Store	18.25	196
Staff Room / Kitchen	10.04	108
WC	-	-
Net Internal Area	105.42	1,135



TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£14,000 per annum exclusive.

BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description: Shop & Premises
Rateable Value: £17,250

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

PLANNING

The property has planning consent for E (Retail) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

An Energy Performance Certificate has been obtained, and the property has an energy efficiency rating of C.

CONTACT

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