

# CLEVEDON

PRIME RETAIL PREMISES

**TO LET**

742 FT<sup>2</sup> / 68.87 M<sup>2</sup>

GROUND FLOOR SHOP



**7A THE TRIANGLE, CLEVEDON, SOMERSET, BS21 6NB**

**Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133**

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**01823 353033**

## LOCATION

Clevedon, resident population approximately 21,300, is located to the west of Junction 20 of the M5 Motorway some 12 miles to the west of Bristol. The town supports a busy retail and commercial centre. The town enjoys representation by many national and regional multiple retailers including Boots, Greggs, Superdrug and Coffee #1. The Triangle forms the traditional town square, and provides good secondary retail frontage a short distance to the north of prime. The subject property is located on the north side of The Triangle, within a prominent retail pitch. (Please see street traders plan attached).

## DESCRIPTION

The property comprises a ground floor lock up shop unit with prominent frontage to The Triangle, which carries a large volume of passing local traffic. The property comprises an open plan sales area with ancillary store room and staff WC at the rear. Servicing is through the frontage. The property has established A1 (Retail) use, and offers potential for other retail trades, subject to planning. Interested parties should make enquiries to North Somerset District Council (Tel 01934 888888).

## FLOOR AREAS

**Total net internal floor area** **742 ft<sup>2</sup>** **68.87 m<sup>2</sup>)**

Expressed in terms of zone A the shop extends to some 448 ft<sup>2</sup> (41.50 m<sup>2</sup>)

## LEASE TERMS & RENT

The property is offered by way of a new contributory Full Repairing and Insuring lease for a term expiring 29 September 2018, at a **commencing rent of £11,000 per annum exclusive**.

A longer lease may be available by negotiation.

## RATES & ENERGY PERFORMANCE

The entry within the 2017 Rating List relating to the ground floor retail premises is as follows:

<b>Description</b>	<b>Rateable Value</b>	For details of rates payable please contact North Somerset District Council
Shop & Premises	RV£11,750	

Energy Performance Certificate: **Band D**

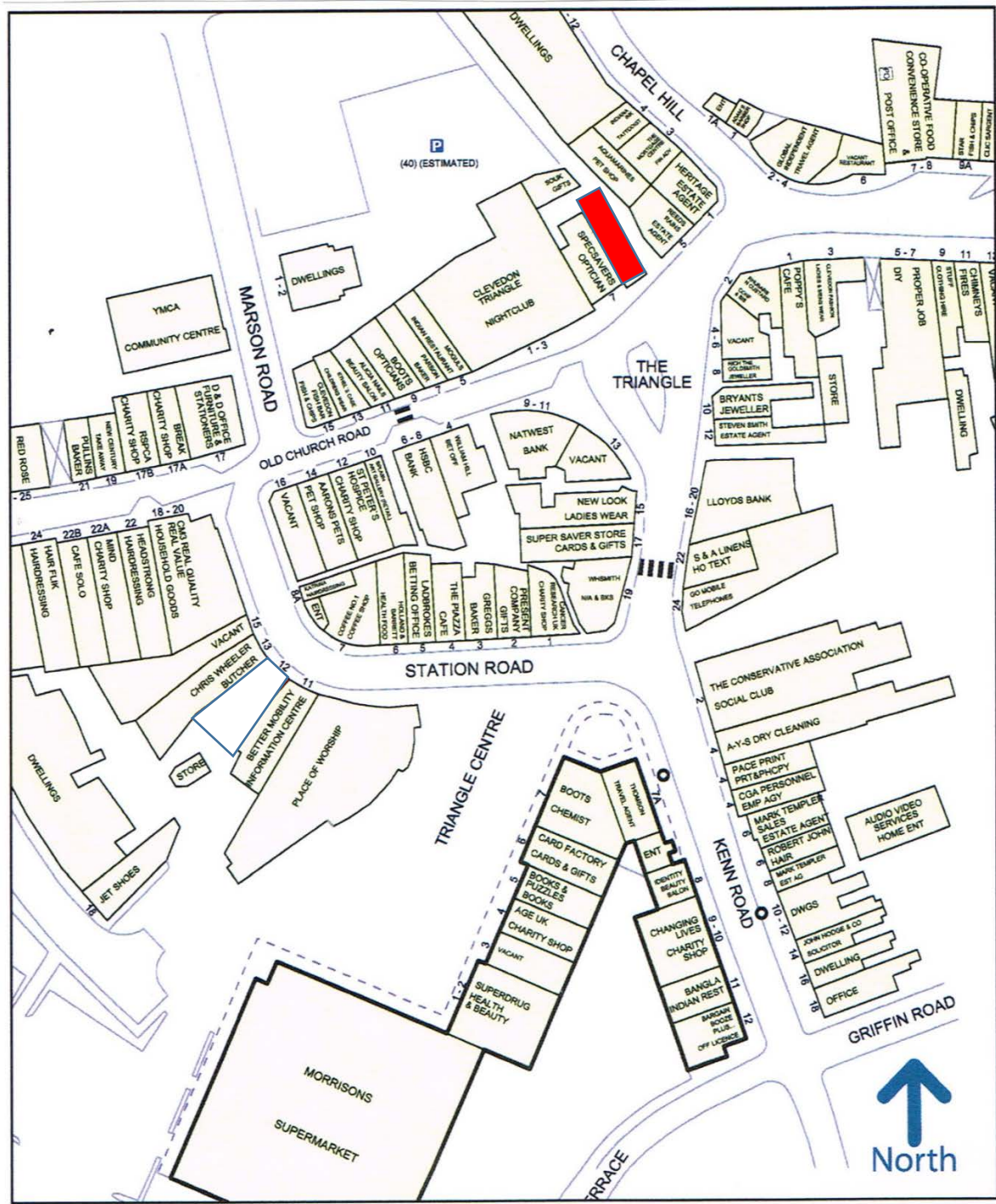
## LEGAL COSTS

Each party shall be responsible for their own legal and professional costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact: **David White**  
**Hatfield White** Telephone: **01823 353033** [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)

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**NOT TO SCALE**



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