

TO LET— FIRST & SECOND OFFICE ACCOMODATION

Clevedon

alder king

PROPERTY CONSULTANTS

OFFICE/STORAGE ACCOMMODATION ON A BUSY HIGH STREET

4-6 The Triangle
Clevedon
BS21 6NG

847 sq ft
(78.72 sq m) net approx

**LESS
THAN
£100
PER WEEK
EXCLUSIVE**

*Based on rental price only



4-6 The Triangle, Clevedon, BS21 6NG

Location

Clevedon is a popular commuter town within 12 miles of Bristol City Centre and offers an excellent local labour supply with unrivalled transport connections. Yatton Railway Station is within approximately 5 miles and provides regular links to Bristol Temple Meads. Junction 20 of the M5 is less than a mile away and provides access to Britain's motorway network. The property is located on the prime retail pitch of The Triangle and The Triangle Shopping Centre.



Description

A mid terrace property comprising a double fronted retail unit which is occupied by a café user. The offices are located at first and second floor levels and are separately accessed from the Triangle.

The accommodation has recently been redecorated and benefits from a cellular nature, with WC and Kitchen

Facilities. The accommodation also has data cabling and some furniture which can be offered with the space, to provided an easy set up.

Accommodation

Area	Sq ft	Sq m
TOTAL	847	78.72

All measurements are approximate Net Internal Areas.

Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

Rent

£5,000.00 per annum exclusive

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of North Somerset County Council. Tel: 01934 888888 or www.n-somerset.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The property is currently described on the VOA website as Office and Premise with a rateable value of £4,400

Special small business rate relief may apply.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is available on request.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

alder king

PROPERTY CONSULTANTS

4-6 The Triangle, Clevedon, BS21 6NG

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

www.alderking.com

Tom Dugay

0117 317 1094

tdugay@alderking.com

Rebecca Harries

0117 317 1086

rharries@alderking.com

Ref: TWD/0164/85212

Date: February 2019

alder king

PROPERTY CONSULTANTS