

marktempler

COMMERCIAL, LAND & DEVELOPMENT



The Stables Clevedon Hall Estate Victoria Road Clevedon BS21 7SJ
Annual Rental Of £18,000 pa exc.

Period offices close to sea front



PROPERTY TYPE

Period Grade II listed offices



HOW BIG

1402 sqft



PARKING

By agreement



WARMTH

Gas Central Heating



EPC RATING

TBC



BUSINESS RATEABLE
VALUE

TBC

more details

Quality converted office space set within this Grade II listed building within the grounds of Clevedon Hall - The offices are beautifully fitted, gas centrally heated and enjoy a courtyard setting to the front. The contemporary finish provides for fully carpeted areas and enjoys an array of self-contained office rooms and meeting area.

To the front of the offices is a very pretty courtyard area with picnic tables offering an ideal rest area for busy staff. In addition the offices are offered with seven parking spaces. The Clevedon Hall Estate can be found only yards from Clevedon's Bandstand and Sea Front.

The Stables providing an ideal base for anybody seeking a delightful working area for a growing business.



it offers

- Unique conversion of Grade II listed offices
- Wonderful two floored layout with self contained offices and meeting room
- Pretty courtyard setting in the grounds of Clevedon Hall Estate
- Outside picnic area providing an ideal staff rest space
- Allocated parking
- Great location only yards from Clevedon Sea Front

VAT , Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

Services, We are advised that mains electricity, water and sewerage are connected to the premises. We confirm 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.

Terms, The premises are offered by way of a commercial lease details of which are available upon request.

Rates, Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

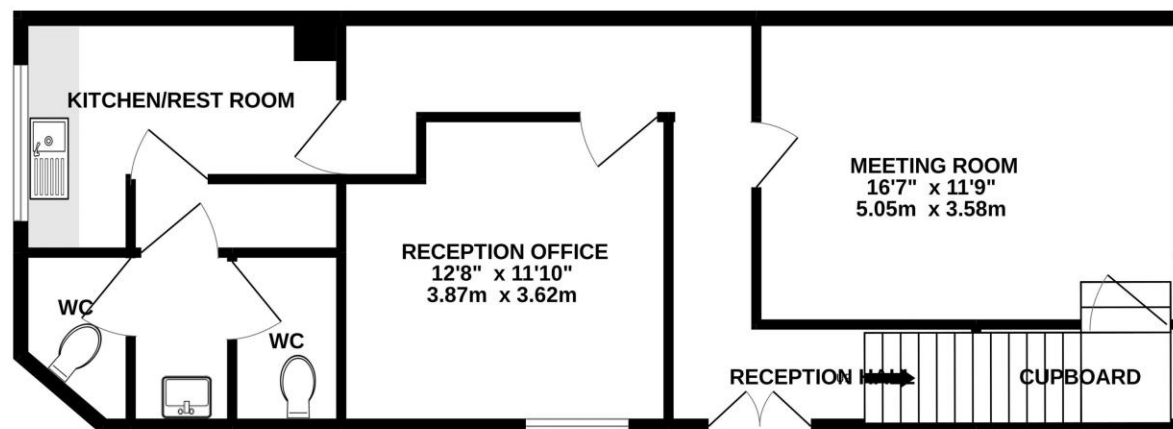
Should a guarantor be required an additional application fee of £90

Rental Deposit, Prospective occupiers may be required to provide a rental deposit.

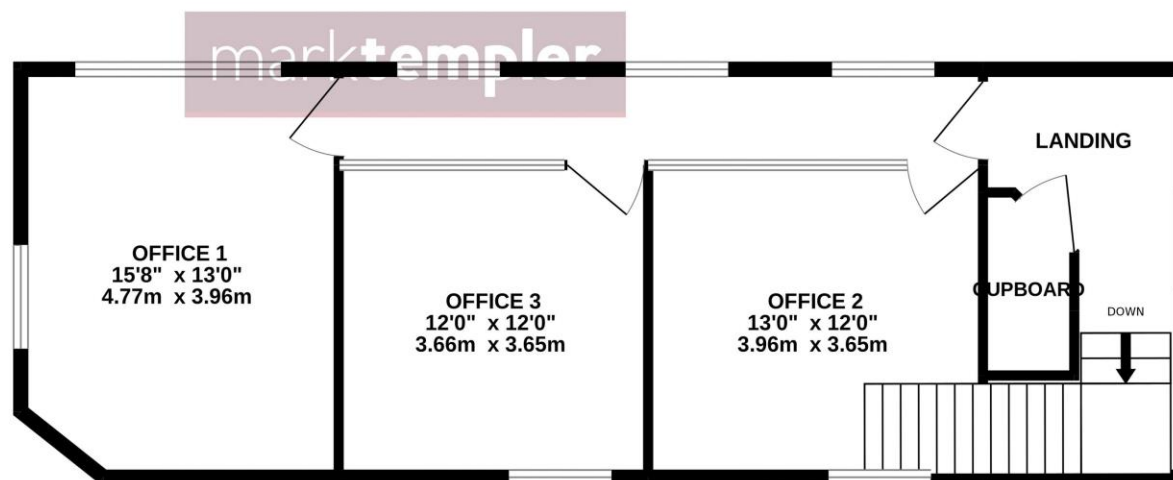
Legal Costs, All parties are to pay their legal costs.

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 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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