

**Chartered Surveyors  
& Commercial Property Consultants**  
Partners

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**BURSTON COOK**

**TO LET**

**12A OLD STREET, CLEVEDON**



- **PROMINENT RETAIL LOCATION**
- **SALES AREA 596 SQ FT (55 SQ M) , FIRST FLOOR OFFICES 504 SQ FT (46 SQ M)**
- **TOTAL NET USEABLE AREA 1,100 SQ FT (102 SQ M)**

**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## LOCATION

The property is situated on Old Street in the heart of Clevedon, close to Woolworths, Spar, Click, Chimney Fireplace Centre, Bike King and John Alexandra Furnishings.

## DESCRIPTION

The premises comprise a two storey end of terrace unit with ground floor lockup shop and self-contained offices above. The accommodation benefits from a service yard to the rear, allowing access to the rear of the unit.

There is on street car parking facilities provided within the surrounding streets immediately outside together with Clevedon's own minibus service which stops directly outside the property.

## ACCOMMODATION

From our on site measurements, in accordance with the RICS Code of Measuring Practice, we estimate the net internal floor area to comprise the following: -

### **Ground Floor Shop**

Net Frontage	16ft 9
Internal Width	16ft 6
Shop Depth	36ft 10

### **Ground Floor Sales**      **596 sq ft**

First Floor Offices	504 sq ft
WC Facility	-
<b>Total Net Useable Area</b>	<b>1,100 sq ft</b>

## TENURE

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed, subject to regular upward only rent reviews.

## RENTAL

£8,000 per annum, exclusive.

## VAT

We are advised that VAT will be charged on the rental.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook  
FAO: Andrew Oliver  
Tel: 0117 934 9977  
Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**JANUARY 2007**

### **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.