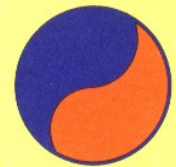


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

**Economical unit within
an established retail parade**

TO LET

10 OLD STREET, CLEVEDON, BS21 6ND



- **EXCELLENT ROAD FRONTAGE**
- **ESTABLISHED AND POPULAR RETAIL PARADE**
- **READY TO TRADE FROM**
- **ONLY £13,500 PAX**
- **SALES AREA 577 SQ FT (53.6 SQ M) WITH FIRST FLOOR 520 SQ FT (48.3 SQ M) – TOTTALLING 1,097 SQ FT (101.9 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, Co - Op, Click, Chimney Fireplace Centre, Bike King and John Alexandra Furnishings.

DESCRIPTION

The premises comprise a two storey mid terrace retail unit with ground floor retail sales area and additional offices/ancillary uses on the first floor, which could be used for additional sales area. The accommodation benefits from a service yard to the rear, allowing access to the rear of the unit.

The property is in a good state of repair and decoration providing an opportunity to occupy immediately with minimal fit out costs. We understand that the property benefits from A1 planning permission, although would recommend interested parties make their own enquiries with North Somerset Council Planning Department, as it could suit other uses subject to planning.

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 sales area	577 sq ft	(53.6 sq m)
First floor	520 sq ft	(48.3 sq m)
Total	1097 sq ft	(101.9 sq m)

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.

We are offering tenants flexible leases from 12 months upwards, subject to terms and condition.

RENTAL

£13,500 per annum, exclusive.

VAT

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

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

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 or David Ball

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

OCTOBER 2010

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.