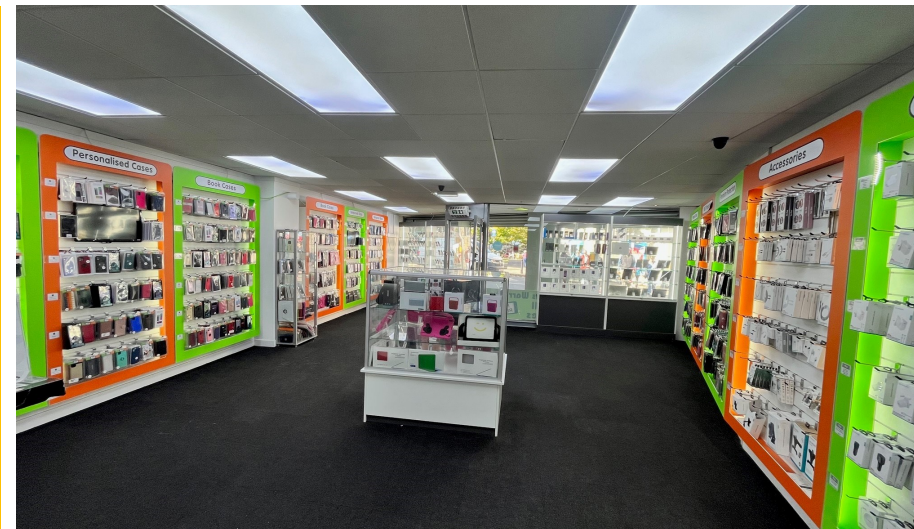


INVESTMENT FOR SALE IN CLEVEDON

26 The Triangle, Clevedon, BS21 6NG



- An excellent opportunity to purchase a freehold “Class E” investment
- Large ground floor unit with front and rear access
- Prominent location on the B3133 in Clevedon, only 2 minutes from the M5
- Over 6 years unexpired term on a 9 year lease with fixed rental uplifts from £18,000 to £20,500 over the term
- Quoting price only £240,000 exclusive



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

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0117 934 9977

LOCATION

The property is prominently situated on The Triangle in Clevedon, which is considered to be one of the busiest and most popular retail pitches in Clevedon. Positioned in the heart of the town centre, the property benefits from being in close proximity to a number major occupiers such as B & M, Coffee #1, Boots and successful local retailers trading in the vicinity. The property benefits from high pedestrian footfall as well as excellent road visibility as a result of being located on the B3133.

DESCRIPTION

The property is currently configured as a large open plan sales area with a fully glazed shop front, two partitioned office rooms, and a kitchen and W/C facility to the rear. There is also a rear entrance. Both the front and rear shop windows have electronic roller shutter doors.

The first floor has been sold off on a Long Leasehold basis.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 860sq. ft (79.89 sq. m).

TENURE

Freehold.

PRICE

£240,000 exclusive.

TENANCY

The existing lease runs from 16th November 2021 until the 30th March 2030 on Effectively Full Repairing and Insuring terms. The passing rent is £18,000 pax, rising to £18,500 from March 2024, £19,000 in March 2026, £19,500 in March 2027, £20,000 in March 2028 and £20,500 in March 2029.

A copy of the lease can be made available upon request.

PLANNING

Use Class E .

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £13,000 from 1st April 2023 (the estimated rates payable being £5,988 pax).

VAT

We have been advised that the property is not elected for VAT.

EPC

C (69).

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

Stratton Creber Commercial

FAO: Damian Cook MRICS

Tel: 01392 284234

Email: Damian@sccexeter.co.uk

SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

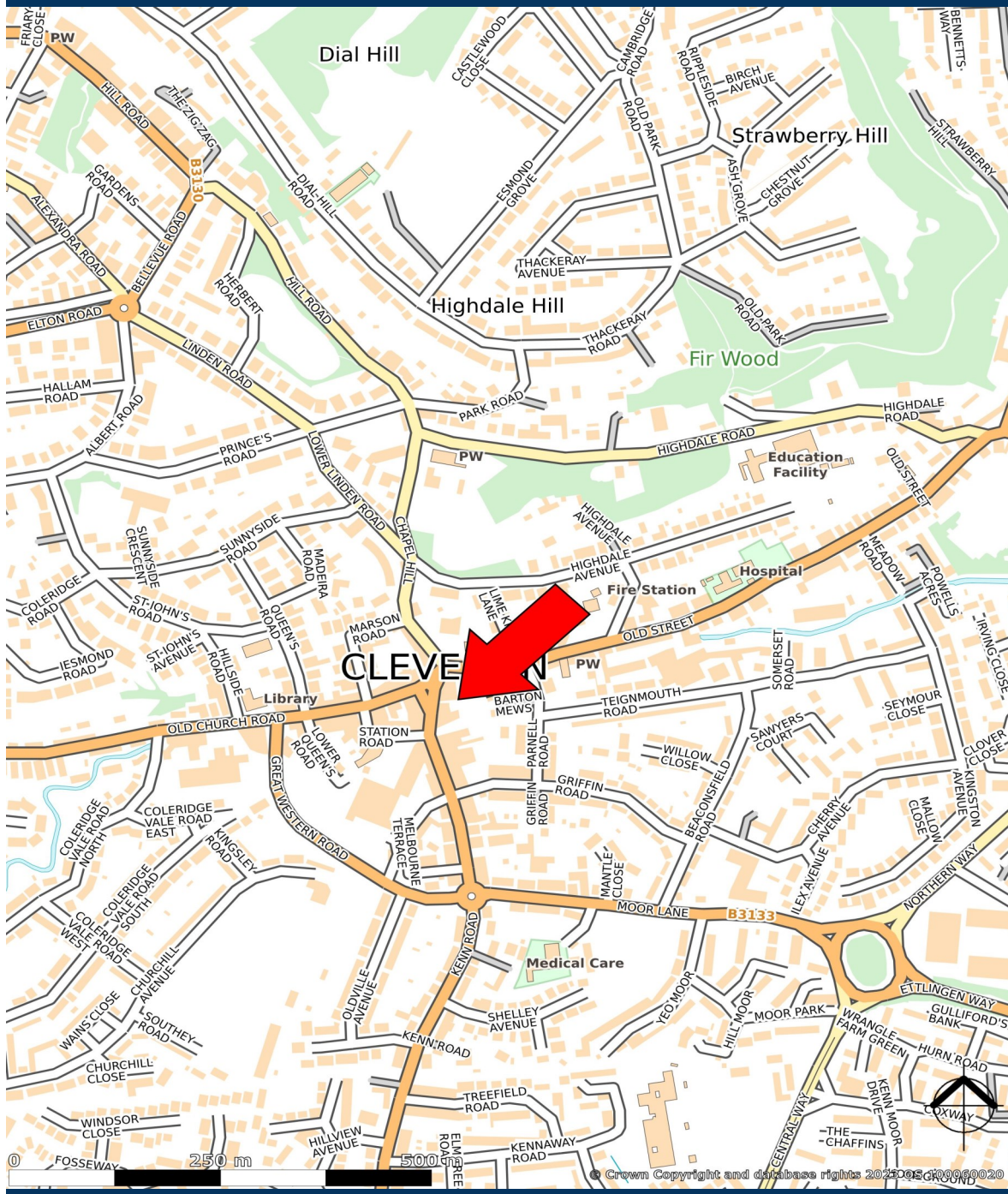
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.






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