

FREEHOLD INVESTMENT WITH DEVELOPMENT POTENTIAL IN PRIME CLEVEDON LOCATION

16 The Triangle, Clevedon, BS21 6NG



- Freehold Property in Prime Clevedon Location
- Comprising large prominent freehold building, currently fully let to Lloyds Bank with lease expiring 2nd November 2027 and branch closure confirmed.
- Future development opportunity (STP) - separate access to upper floors and rear of the building already available.
- To be sold fully let with rental income of £29,000 pax
- Freehold guide price £550,000 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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COOK**
0117 934 9977

LOCATION

The property is prominently situated on The Triangle in central 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 comprises a substantial detached period building of traditional stone construction under a pitched roof.

The property is set over ground, first and second floors providing retail banking accommodation over ground floor with ancillary office accommodation over the two upper floors.

There is an existing separate access to the first floor of the property at the side elevation and access to the yard at the rear of the property is available from the street.

DEVELOPMENT OPPORTUNITY

The upper floors of the property are currently under utilised and would lend themselves to residential development, subject to the necessary planning consents.

There are already separate access points available to both the rear and the first floor of the property which should help with any conversion.

ACCOMMODATION

The property has the following approximate Net Internal Floor areas:-

Floor	SQ FT	SQ M
Ground floor	1462	135.82
First Floor Flat	614	57.04
Second Floor Flat	764	70.98
Total	3431	263.84

TENURE

The freehold interest is offered for sale subject to the existing tenancy

TENANCY

The whole property is let by way of the following tenancy:-

Tenant	Rent	Details
Lloyds Bank	£29,000 pax	5 year Full Repairing and Insuring lease from 2nd November 2022 –Full details can be made available upon application.

INVESTMENT /DEVELOPMENT OPPORTUNITY

- To be sold fully Let
- Rare freehold opportunity with huge development potential at the end of the existing tenancy when the branch is closed.
- Prime location within Clevedon.
- Excellent letting demand from both retail and residential occupiers.

BUSINESS RATES

The property currently has a rateable value of £21,500 , this is due to decrease on 1st April 2026 to £19,750.

VAT

All prices quoted are exclusive of VAT.

EPC

The property has an EPC rating of D-94

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

LEGAL FEES

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

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VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2026

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