



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



UNIT To Let
approx 110m²

Knowles Road, Clevedon, BS21 7XS
£1,200 Per month



£1,200 Per month

Knowles Road

Clevedon, BS21 7XS

- Commercial Unit
- Electric Heating
- 2 Parking Spaces
- Large Shop Space
- Close Proximity To The Seafront
- Located On Knowles Road

Unit 5, a great opportunity to rent this commercial unit located on the level and within close proximity to Clevedon's ever popular seafront. This unit offers a lot of space for new or existing business's to grow. The open space enables you to adapt the unit to your needs. This commercial unit offers a separate office, kitchenette and cloakroom.



Accommodation

Front door opens to:

Shop Area 28 x 26'9 (8.53m x 8.15m)
A large floor space with shelving. Part glass roof providing natural light. Power and lighting. Up and over door providing easy access. Door opens to:

Office/Meeting Room 16'5 x 8'8 (5.00m x 2.64m)
An ideal space for an office or meeting room. Electric heaters. Door opens to:

Kitchenette
Base and eye level unit with working surfaces. Single bowl sink. Radiator. Door opens to:

Cloakroom
Wash hand basin. WC.

Outside
Parking spaces for 2 cars.





Rent Per Calendar Month : £1200.00 Inc VAT

Deposit : £2000.00

Usage : A1

Energy Performance Certificate Rating : E

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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