



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Teignmouth Road, Clevedon, BS21 6DL

£1,400 Per month

Fox Hall Clinic



Teignmouth Road

Clevedon, BS21 6DL

- Fantastic Commercial Space
- Reception
- 4 Office Rooms
- Kitchenette

Located on Old Street, Clevedon with parking at the rear, this commercial property presents an excellent opportunity for businesses seeking a great location. The space comprises four well-proportioned rooms, providing ample versatility for various uses, whether for offices, a consultancy, or a creative studio.

Upon entering, you are greeted by a welcoming reception area, ideal for making a positive first impression on clients and visitors alike. The property also features a convenient kitchenette, perfect for staff breaks or informal meetings.

With its strategic position on a busy thoroughfare, this commercial space benefits from high visibility and foot traffic, making it an attractive option for entrepreneurs looking to establish or expand their business. The surrounding area is well-served by local amenities, ensuring that both employees and clients have access to essential services.

£1,400 Per month



Accommodation

Double doors open to :

Reception

Lighting. Door opens to :

Office 4

11'2 x 7'6 (3.40m x 2.29m)

Radiator.

Office 3

Radiator.

Internal Hallway

Radiator. Door opens to :

Office 2

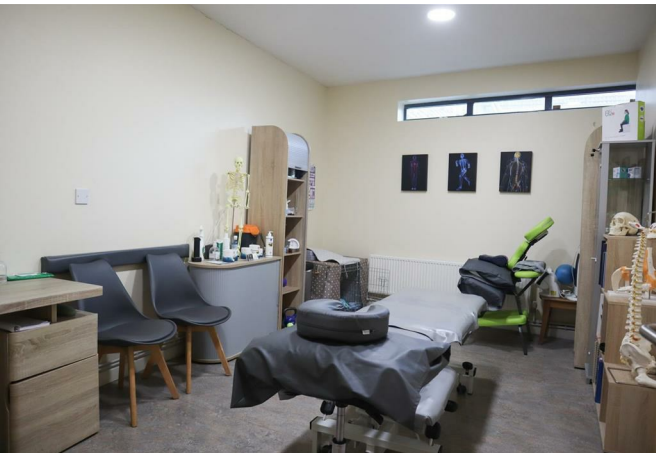
16'6 x 10'2 (5.03m x 3.10m)

Radiator. Window.

Office 1

14'6 x 7'5 (4.42m x 2.26m)

Base and eye level units. Sink. Tiled splash back. Radiator. Window.





Kitchenette

Base and eye level units with working surfaces. Sink. Radiator. Shelving.

Communal Cloakroom

A white suite comprising wash hand basin and WC. Electric heater. 2 obscure windows.

Communal Kitchen/Sitting Area

Well fitted with base and eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Sitting area.

Rent Per Calendar Month : £1400.00 + VAT

Deposit : £2800.00

Energy Performance Certificate : D

Lease : 3 Years

Members Of The Property Ombudsman

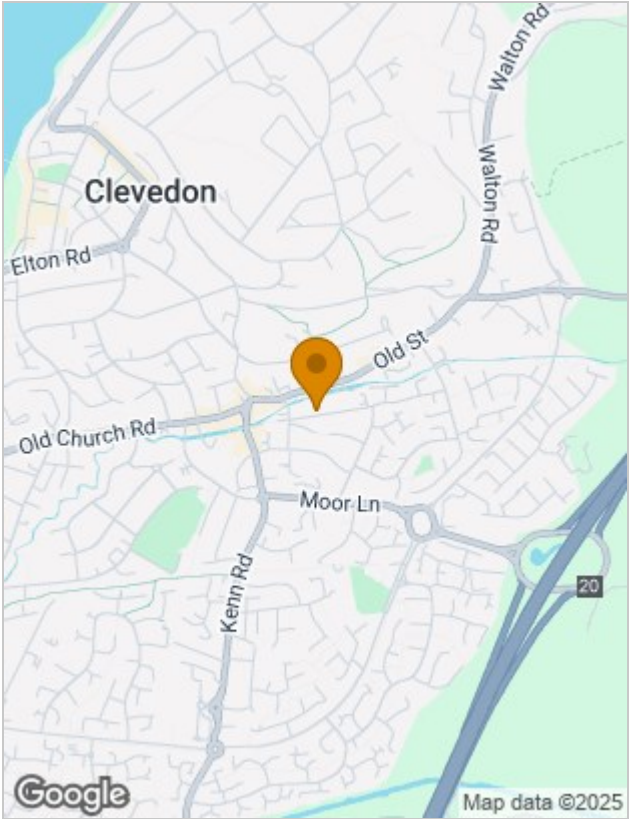
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



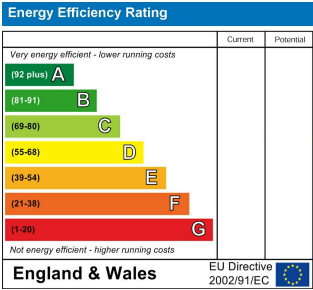




Location Map



Energy Performance Graph



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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