

MAGGS & ALLEN

22 HILL ROAD
CLEVEDON, BRISTOL, BS21 7NZ

£17,500 Per Annum

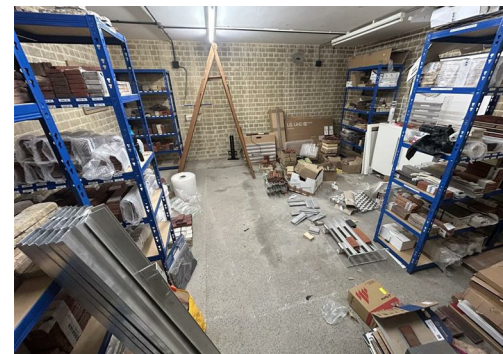
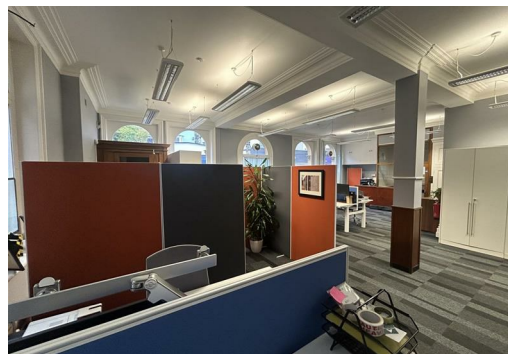
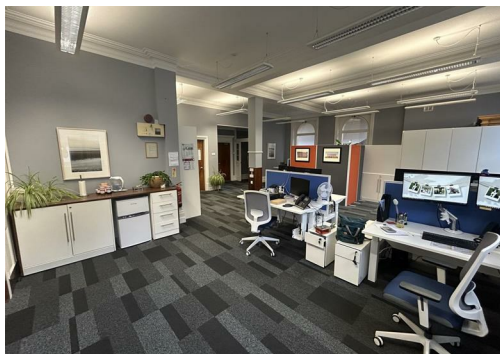
- Approx. 1,200 ft² / 111.5m²
- Former Bank
- Period Features
- Hill Road
- Allocated Parking



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A former bank providing approximately 1,200 ft² over two floors, arranged as a ground floor office of approx 634 ft² with additional basement storage and toilets.

LOCATION

The property is located in the centre of this charming coastal town of Clevedon located off junction 20 of the M5.

ACCOMODATION

The landlord intends to split the ground floor demise, to create an office to the front of approximately 634 ft², with further basement storage, boiler room and modern toilets.

BUSINESS RATES

The premises is being reduced in size and therefore the rateable will need to be recalculated.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied on.

VIEWINGS

Strictly by Appointment with Maggs and Allen

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

LEASE DETAILS

The offices are available to let on an effectively fully repairing and insuring basis. Each party to incur their own legal fees.

ENERGY PERFORMANCE CERTIFICATE

Rating: E (Valid to September 2032).

VAT

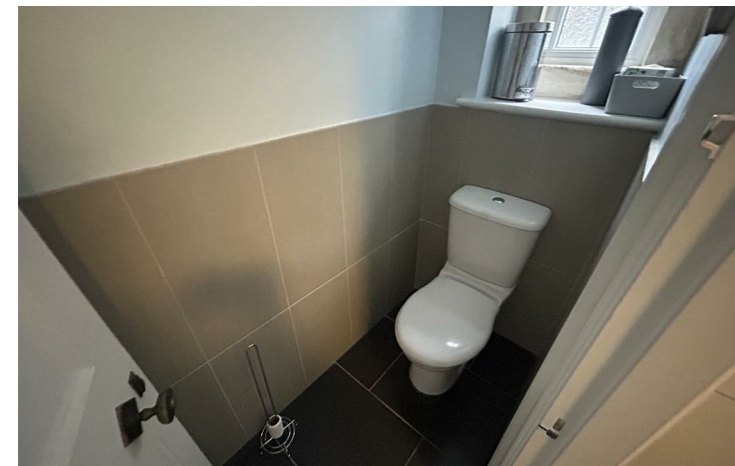
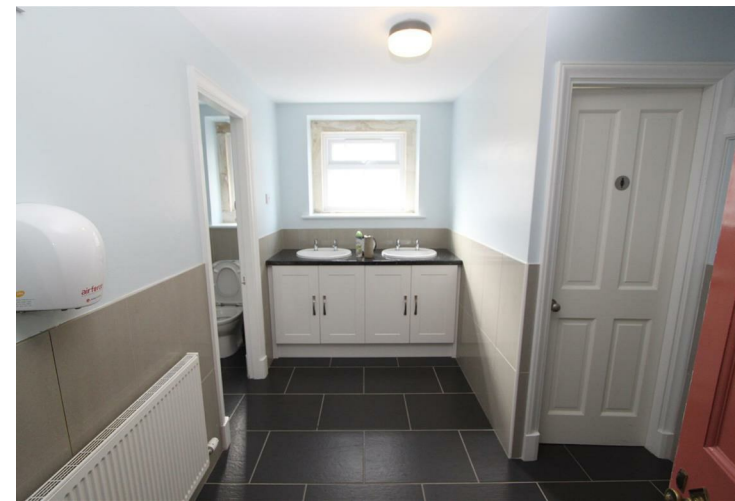
All figures quoted are exclusive of VAT unless otherwise stated.

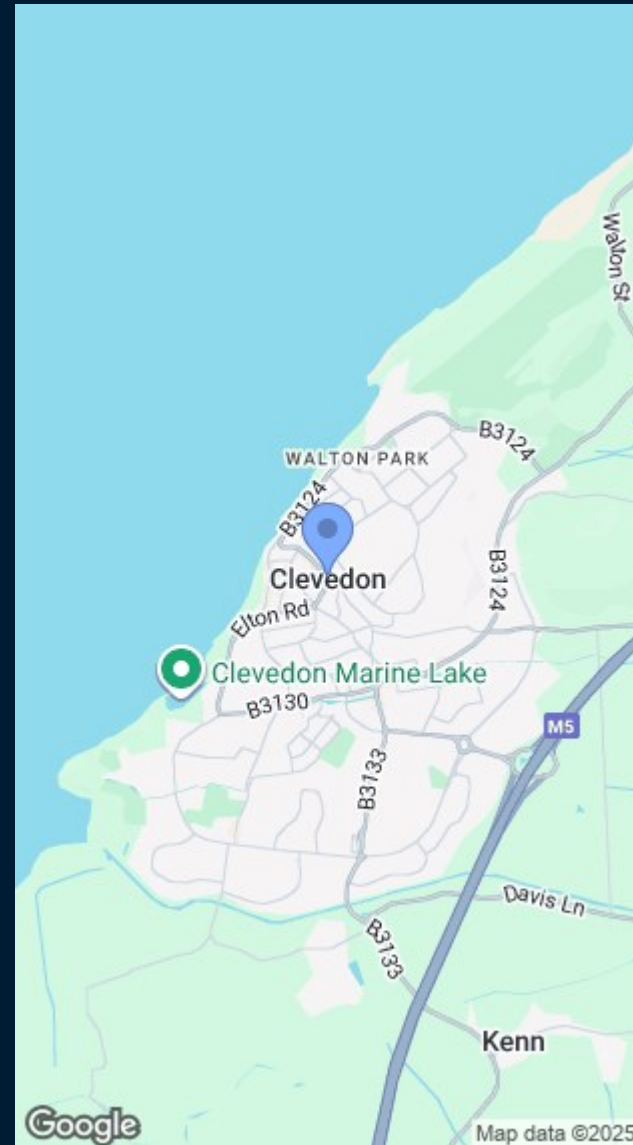
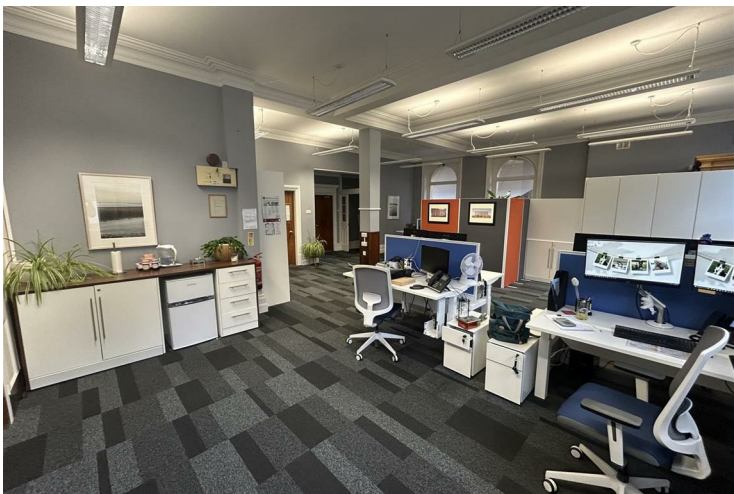
CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

CONTROL OF ASBESTOS REGULATIONS

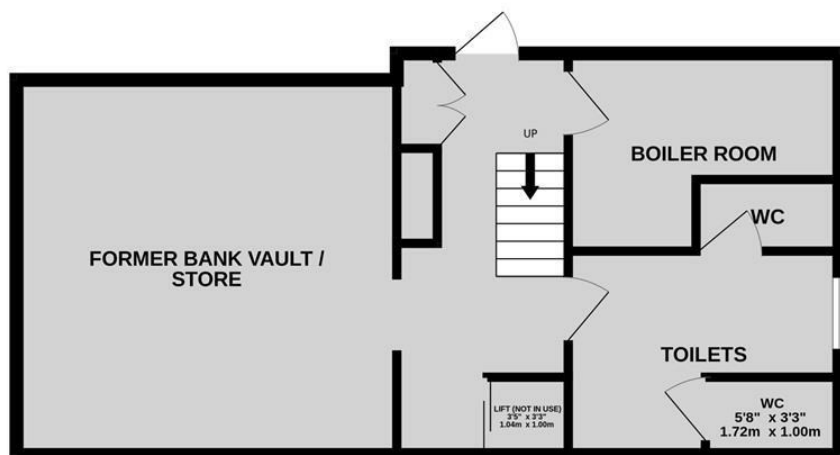
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

BASEMENT LEVEL
569 sq.ft. (52.8 sq.m.) approx.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

