



# MAGGS & ALLEN

3 STATION ROAD  
CLEVEDON, BS21 6NH

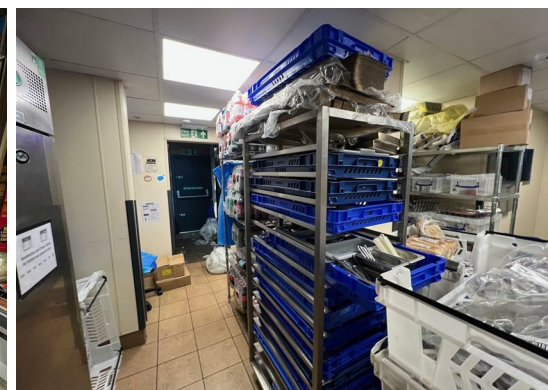
**Asking Price £150,000**

- Let to Greggs PLC
- Rent Review/Lease Renewal Due
- Potential To Increase The Rent
- Approx. 700 ft<sup>2</sup>
- Clevedon Town Centre
- Neighbouring Shop Also Available



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

A terraced shop of approximately 700 ft<sup>2</sup> let to Greggs PLC at a passing rent of £11,500pa. The occupational lease was due for renewal in March 2025, which will include a review to the market rent.

## LOCATION

The shop is situated in a busy trading position in Clevedon Town Centre. Notable neighbouring occupiers include Cancer Research UK and WHSmith.

## NOTES

The neighbouring shop (2 Station Road) is also available for sale by separate negotiation for £165,000. Please contact the office for further details.

## BUSINESS RATES

The rateable value with effect from April 2023 is £8,600.

## TENURE

We understand the property will be sold on a freehold basis, subject to the long leasehold interest of the first floor which has been sold off. We understand that the first floor flat pays a further £100pa Ground Rent charge.

## LEASE DETAILS

The lease is drafted on an effectively fully repairing and insuring basis, for a term of 5 years from March 2020, and is subject to a 3 year tenant only break option. The lease was therefore due for renewal in March 2025, which will include a review of the annual rent.

## FLOOR PLAN

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated, although we understand the property is not opted for VAT.

## VIEWINGS

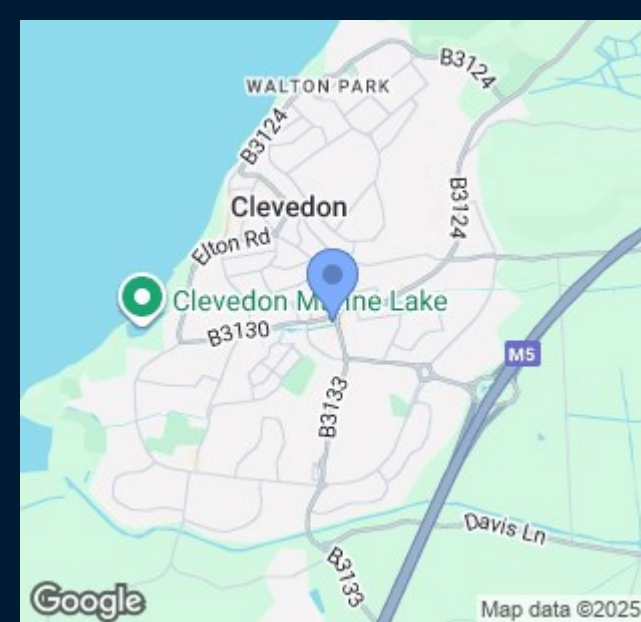
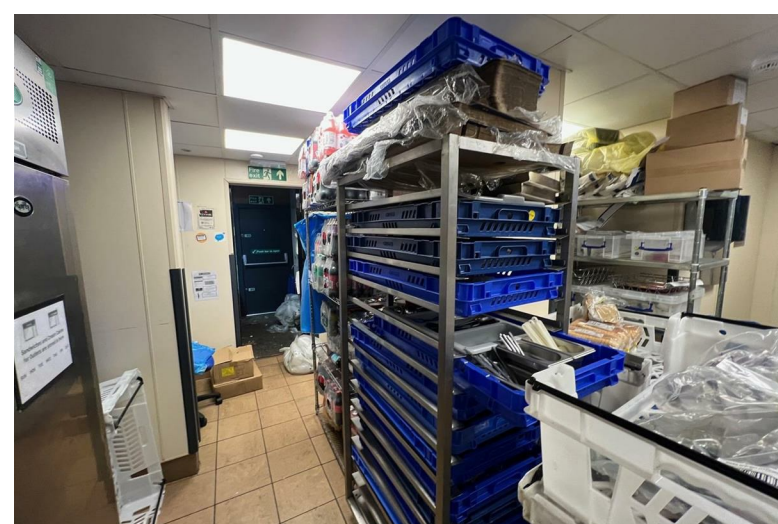
By appointment.

## 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.



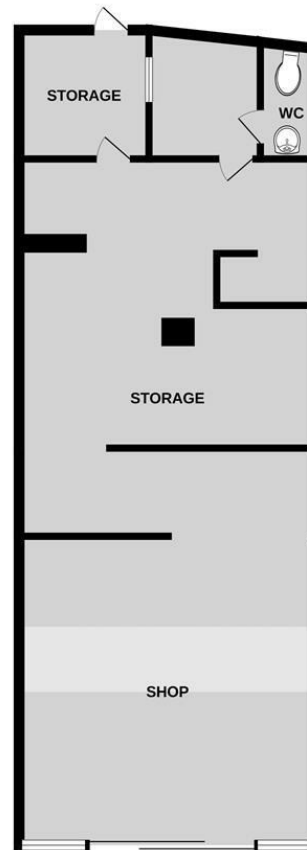




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.  
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