



6-8 Old Church Road, Clevedon, BS21 6NA

A fantastic opportunity to secure a former HSBC bank unit in the bustling town centre of Clevedon.

- Former Town Centre Bank
- Yield Of 8.6% (£28,000 Rent Potential)
- EPC Rating: D
- Rateable Value of £20,500 (1st April 2023 to Present)
- Retail/Office (A2 Usage)
- Shop Frontage/Storage/Offices/Rest Rooms
- Good Town Centre Footfall
- 512 SQ Ft of Retail Space

This commercial space enjoys excellent visibility and benefits from high footfall, making it an ideal location for businesses seeking to establish or expand their presence.

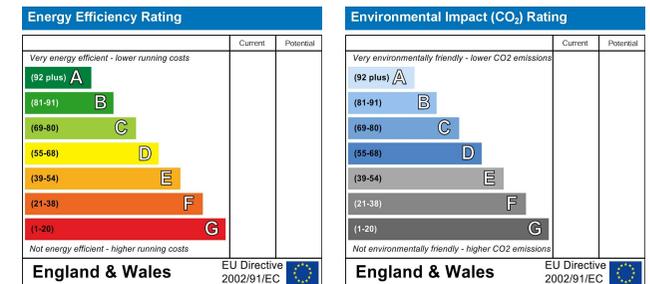
The unit offers a versatile layout, providing a blank canvas for a variety of business ventures. Whether you're starting a new enterprise or growing an existing one, this property is brimming with potential to suit retail, office, or service-based operations.

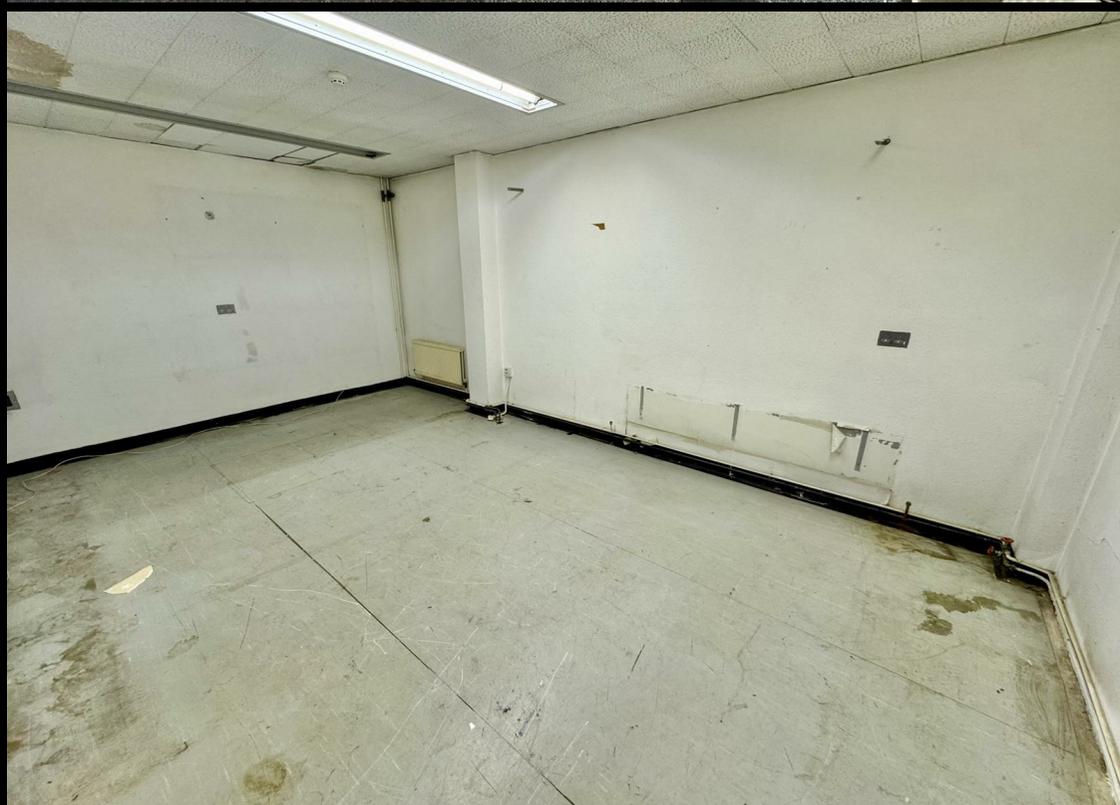
Surrounded by established businesses and amenities, the location ensures easy accessibility for customers and clients alike. Don't miss out on this unique opportunity to position your business in a thriving town centre. This property is also available for rent at £28,000 per annum. The premises are classified under A2 usage, making it ideal for professional or financial services. The lease term is set for 5 years, providing stability and long-term potential for your business.

This spacious retail area, measuring 39'5" x 13' (12.01m x 3.96m), offers an excellent environment for a variety of businesses. The bright and airy space benefits from generous proportions, providing ample room for display and customer

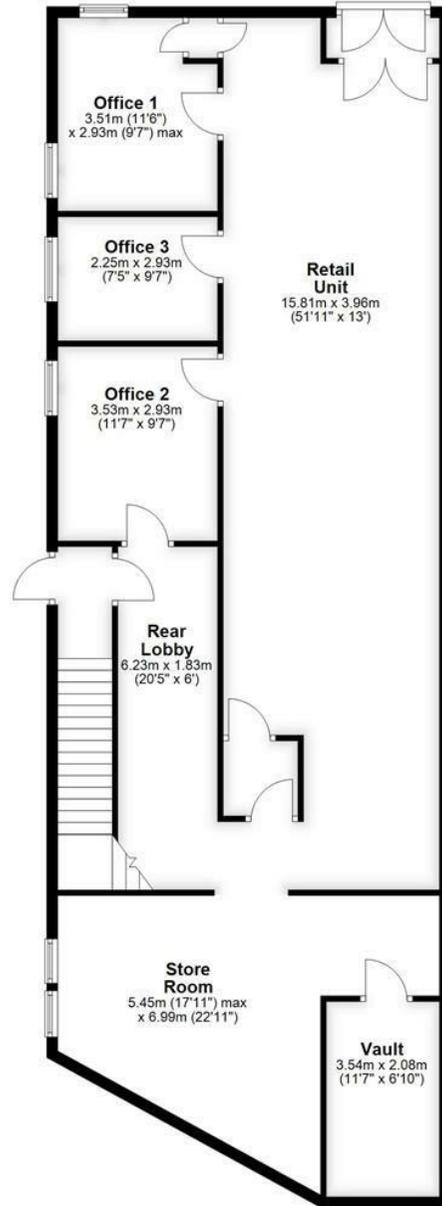
interaction. It features easy access to three office areas, offering flexibility for back-office operations, storage, or staff use. This layout is ideal for businesses looking for a well-connected retail space with functional office space close by for smooth operations.

The first floor comprises three additional office spaces, offering ample room for administrative or managerial functions. Also on this level is a kitchenette/staff room, providing a convenient space for staff breaks. The floor is further equipped with separate Male & Female cloakrooms, ensuring practicality for all employees.

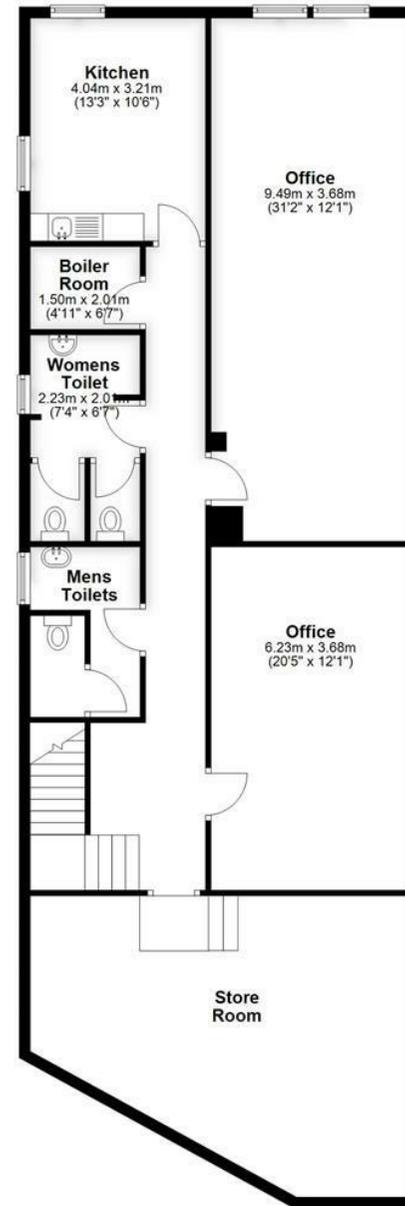




Ground Floor
Approx. 143.0 sq. metres (1539.3 sq. feet)



First Floor
Approx. 143.0 sq. metres (1539.3 sq. feet)



Total area: approx. 286.0 sq. metres (3078.7 sq. feet)