



81 HILL ROAD,
CLEVEDON, BS21 7PL

**GOODMAN
& LILLEY**



Summary

Prime Freehold Retail Opportunity in the Heart of Vibrant Hill Road — positioned within one of Clevedon’s most characterful and tightly held retail parades. Hill Road is celebrated for its strong independent spirit, where boutique retailers, artisan cafés and long-established local businesses create a thriving, supportive trading environment. There is a genuine sense of identity and pride amongst shopkeepers, with a loyal customer base committed to shopping local.

The location benefits from consistent day-to-day footfall, further enhanced by the popular monthly Sunday Market (held on the first Sunday of every month), attracting visitors from across North Somerset and beyond. The well-attended Cars & Coffee event, held on the second Saturday of each month, draws enthusiasts and visitors into the area, while the much-anticipated Christmas events and late-night shopping evenings create a vibrant seasonal boost, reinforcing Hill Road’s reputation as a destination in its own right.

Just moments from the iconic seafront and Victorian parks, this highly visible premises offers versatile ground floor accommodation, currently trading as a clothing boutique but suitable for a variety of uses (subject to consents).

An exceptional opportunity for owner-occupiers and investors alike, with a projected rental income of £20,000 per annum, reflecting an attractive 7.27% yield.

Rateable Value: £6,700 | CEPC: G

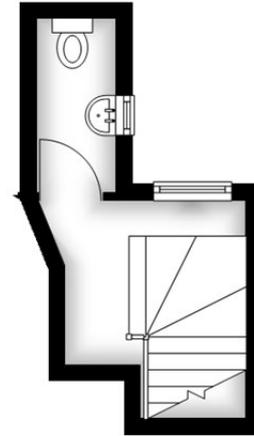


GUIDE PRICE £229,500



First Floor

Ground Floor



Total area: approx. 69.5 sq. metres (747.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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