

Alexandra Road Clevedon BS21 7QE

Offers Over £500,000

marktempler

COMMERCIAL, LAND & DEVELOPMENT







A rare opportunity to acquire a landmark Clevedon building, Market Hall is an iconic and architecturally significant Grade II Listed property, originally designed by renowned Victorian architect Hans Price — best known locally for his work on Clevedon Pier. Offering over 5,000 sqft of internal space, this striking building is arranged over two floors and occupies a generous 0.25 acre plot just moments from the seafront. With vacant possession and versatile use options, the property presents a rare opportunity for investors, developers, or commercial operators.

The internal layout offers a mixture of individual office rooms and open-plan spaces, along with shared kitchen and WC facilities. This configuration reflects the building's most recent use as serviced office accommodation, although historically it has also housed a variety of independent traders. The main structure is accompanied by a separate stone courtyard building located at the rear, which may offer additional potential subject to planning consent.

Externally, the property enjoys several garden areas and ample off-street parking for up to 12 vehicles. The plot measures approximately 0.25 acres, and the grounds offer space and flexibility that enhance the site's redevelopment or operational prospects.

Market Hall occupies a prominent position at the junction of Alexandra Road and Woodlands Road, in the desirable coastal town of Clevedon. The seafront, promenade, and historic pier are just a short stroll away. Clevedon itself is a popular North Somerset town offering a full range of local amenities, including shops, cafes, banks, and schools. There is easy access to scenic coastal walks, as well as excellent road and rail connections: the M5 is within easy reach, while train services to London and other major cities are available from nearby Yatton and Bristol Temple Meads. Bristol Airport is also within convenient driving distance.

		
PROPERTY TYPE	HOW BIG	WARMTH
Commercial	5112.00 sq ft	Electric and Gas
		
PARKING	BUISNESS RATEABLE VALUE	EPC RATING
12 Spaces	£24,500	108 E





**VAT** - Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services** - We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Rates** - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

**Legal Costs** - All parties to pay their legal costs.

**Asbestos Regulations** - It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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