

Hill Road Clevedon BS21 7PL

Guide Price £600,000

marktempler

COMMERCIAL, LAND & DEVELOPMENT





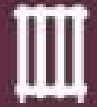
PROPERTY TYPE

Commercial &
Residential



HOW BIG

2024.00 sq ft



WARMTH

Gas Under Floor
Heating



PARKING

None



BUISNESS RATEABLE VALUE

£10,250



EPC RATING

Shop - A
Maisonette - C

An exciting opportunity to acquire a substantial mixed-use investment property situated in the heart of the vibrant Hill Road shopping area, one of Clevedon's most popular and thriving locations, renowned for its excellent selection of independent shops, cafés, bars, and restaurants.

Occupying a prominent position, the property comprises a double-fronted retail shop to the ground floor together with a spacious maisonette above, both offering well-presented and versatile accommodation. The investment potentially generates a combined estimated annual income of £36,000, representing an attractive gross yield of approximately 6%.

The retail premises extends to approximately 786sqft and provides a generous shop floor area along with a kitchen, toilet facilities, and a useful rear storeroom. The property benefits from excellent visibility within this busy and well-established trading location.

Accessed independently from the street, the impressive maisonette extends to approximately 1,238sqft and has been thoughtfully updated with contemporary fixtures and fittings throughout. The first floor offers a bright and spacious open-plan living area alongside a separate utility room, creating a stylish and practical living space. To the second floor are two generous double bedrooms and a beautifully appointed bathroom featuring both a bath and separate shower. The principal bedroom further benefits from a dressing room and en suite shower room, adding to the appeal of this well-designed home.

A rare opportunity to acquire a prominent commercial premises together with substantial residential accommodation in one of Clevedon's most sought-after and lively locations.



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.

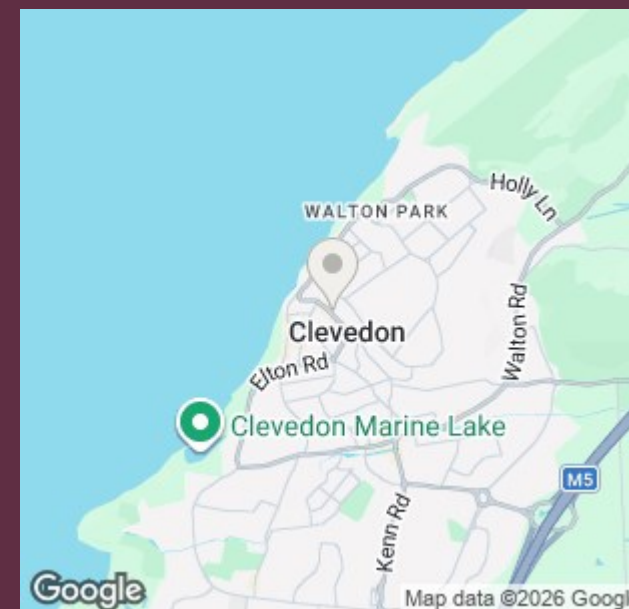
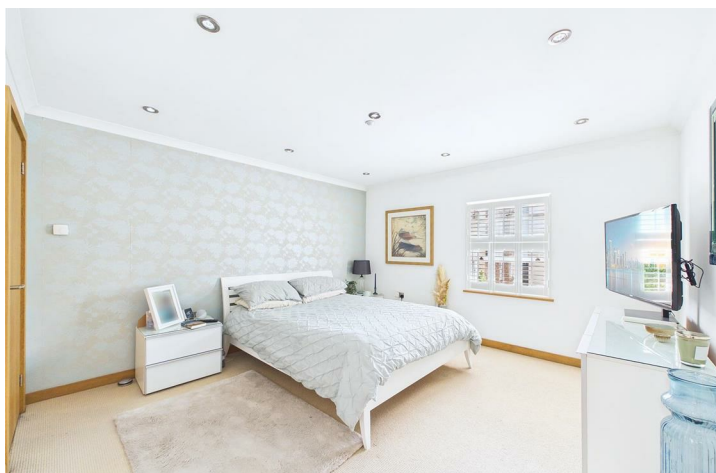
Rates - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

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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