

Griffin Road Clevedon BS21 6HH

£10,000 Per Annum

marktempler

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE

Office



HOW BIG

1193.00 sq ft



WARMTH

Electric Heating



PARKING

Two Allocated Spaces



BUSINESS RATEABLE VALUE

£9,200 from April 2026



EPC RATING

53 C

Tucked away just off Kenn Road and within a stone's throw of Clevedon Town Centre, The Old Bakery is an attractive commercial building offering 1,193 sq ft of highly versatile accommodation, well suited to a wide range of business uses.

The property benefits from a fully open-plan internal layout, creating a bright, spacious and modern working environment with excellent flexibility for occupiers. The space has been recently upgraded, and new flooring will be installed prior to occupation, ensuring a smart and turnkey finish.

Externally, the building enjoys the valuable advantage of two allocated parking spaces, a rare and practical benefit so close to the town centre.

Combining a discreet position with excellent accessibility and adaptable internal space, The Old Bakery presents an ideal opportunity for businesses seeking a well-located and flexible commercial premises in Clevedon.



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.

Terms The premises are offered by way of a commercial lease details of which are available upon request.

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.

Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.

Should a guarantor be required an additional application fee of £90

Rental Deposit Prospective occupiers may be required to provide a rental deposit.

Legal Costs All parties are 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 sales and lettings 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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