



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Clevedon, 7-11 Bellevue Road, BS21 7NR



### LOCATION

The property is located in the seaside town of Clevedon on Bellevue Road and benefits from a prominent roadside position on a retail parade. It is approximately 13.4 miles west of Bristol and is surrounded by excellent public transport links.

### DESCRIPTION

The property comprises part of a larger two storey building of brick construction with a part pitched tiled roof and part flat roof. The unit comprises a wide ground floor retail with basement store/staff facilities. Other occupiers close by include Monmouthshire B.S and Barclays Bank with a mix of retailers along Alexandra road.

### ACCOMMODATION

Sales	126.53 sq m	1,362 sq ft.
Basement	71.0 sq m	764 sq ft.
Total	197.53 sq m	2,125 sq ft.

### TENURE

The property is available by way of an assignment or subletting basis of the existing leases expiring March 2021.

### RENT

Current passing rent £17,750 per annum exclusive.

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value                      £17,750

Interested parties should verify this information with the local rating authority.

### EPC

C51

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Rachel Holland

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Or Joint Agents

Mark Templer Residential – commercial department  
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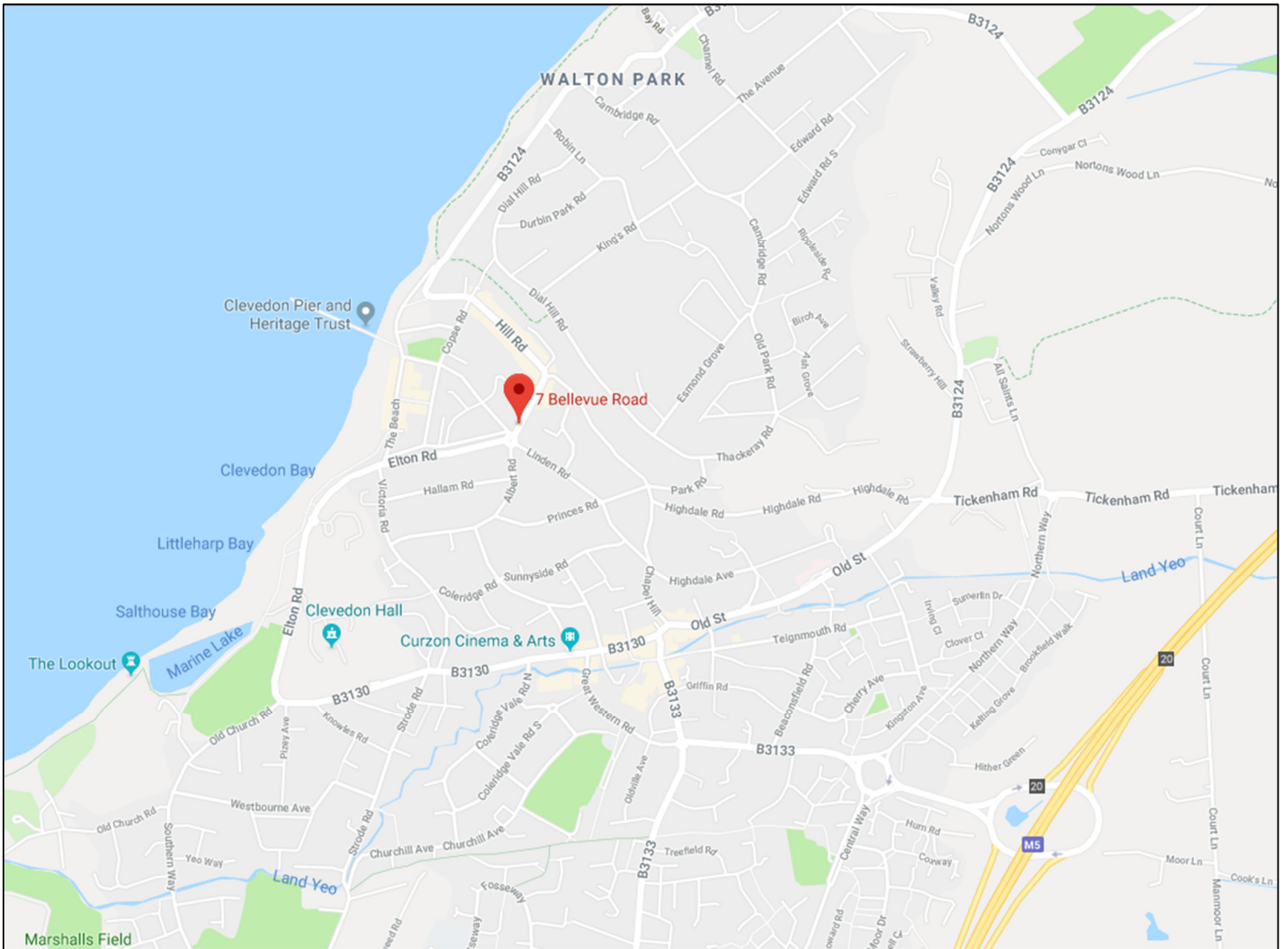


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