

HOOTONS

***CLOCK HOUSE
HIGH STREET
WRINGTON
BS40 5QA***

TO LET

SHOP/OFFICES



Wrington is a popular village in North Somerset, approximately 10 miles south of Bristol and less than 2 miles from Bristol International Airport. J21 of the M5 is approximately 5 miles west of Wrington.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The property comprises ground, first and basement accommodation. The ground floor is open plan while the first floor comprises two offices, with toilet facilities. The accommodation is mainly carpeted and has electrical wall heaters. The basement is divided up into two main storage rooms. There is one car parking space allocated to the building.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	61.45 sq m	(662 sq ft)
First Floor	53.04 sq m	(571 sq ft)
Basement	31.00 sq m	(334 sq ft)
Total	145.49 sq m	(1,567 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to regular rent reviews.

RENT

£23,000 per annum.

RATES

Rateable Value: £6,700

Rates Payable (2017/18) 46.6p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

VAT

VAT is not currently charged on the rent.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE



We understand that improvement works will be undertaken which will increase the EPC to an E grade.

NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.