

FREEHOLD MIXED USE PROPERTY

135 HIGH STREET, WESTON, BATH, BA1 4DF

Carter Jonas



FOR SALE

Takeaway / Residential

RARE BATH FREEHOLD

PROPERTY SUMMARY

- Ground Floor fitted takeaway premises ready for occupation
- Attractive Listed Georgian property arranged over ground, first, and second floors.
- Vacant possession and separately accessed upper parts.
- Front and rear access.
- Ground floor is fully fitted to be used as a Fish & Chip and Chinese takeaway.
- Upper floors comprise a three bedroom maisonette.
- The maisonette is access via a separate entrance from the front of the building.
- The property benefits from a yard with parking to the rear of the property.



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LOCATION

Bath is a city of international renown, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is situated within Weston, which is a suburb in Bath located approximately 2 miles north west of the city centre and is within close proximity to the Royal United Hospital.

The surrounding area is mixed with residential and some nearby occupiers include Tesco Express, Interior Fascination, Cycle Works and No3 Cafe.

DESCRIPTION

The property is a Grade II Listed former townhouse of period vernacular construction being mid-terrace with Bath stone elevations beneath a slate roof.

The upper floors are accessed via a separate entrance on the left of the ground floor commercial unit. The upper floors comprises a spacious three bedroom maisonette.

The commercial unit is fully fitted out as a Fish & Chip and Chinese takeaway. An inventory of equipment will be provided upon request.

EPC

Available on request.

ACCOMMODATION

Property	Sq M	Sq Ft
Ground Floor	49.13	528
First Floor	50.16	539
Second Floor	33.96	365
Total (NIA)	133.25	1,434

TENURE

Freehold for sale, with vacant possession.

VAT

All figures quoted are exclusive of VAT where applicable.

PRICE

We are instructed to seek offers in excess of:

£550,000

Subject to contract and exclusive of VAT.



VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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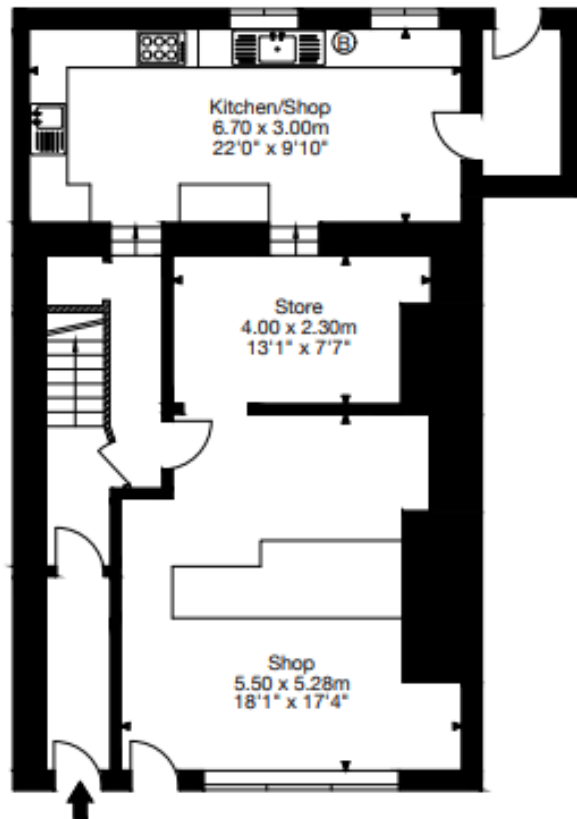
IMPORTANT INFORMATION

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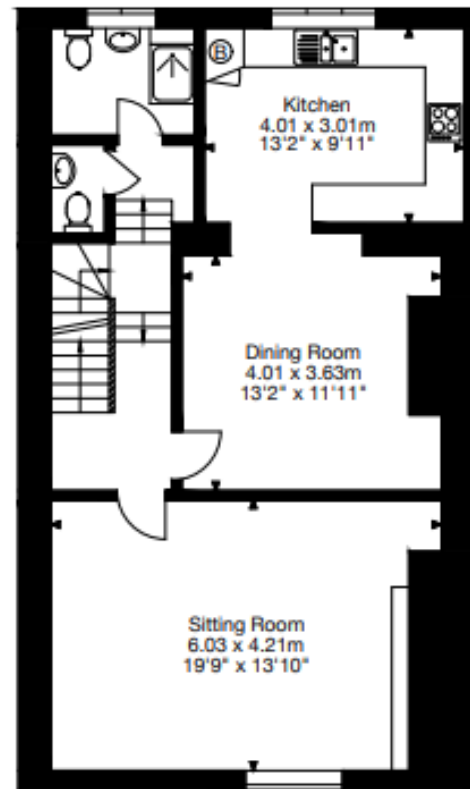
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Gross Internal Area (Approx.)

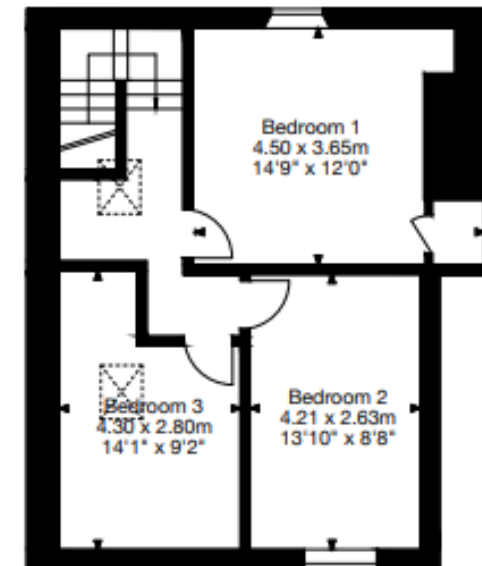
Main House = 195 sq m / 2,098 sq ft



Ground Floor



First Floor



Second Floor