



Avon Buildings
8—9 Lower Bristol Road
Bath
BA2 1ES

Industrial / Warehouse Unit

4,914 Sq Ft (456.53 Sq M)

- **Rare Freehold Investment**
- **Direct access to A36 /Lower Bristol Road**
- **Secure loading / parking to front of the site**
- **C. 2 miles from Bath city centre**

LOCATION

The Property is situated off the A36 / Lower Bristol Road, providing access to Bath City Centre within 1.5 miles. The A4 Bath Road is approximately 2.5 miles west of the property, which in turn provides access to Bristol City Centre and the M4 motorway.

DESCRIPTION

The property has blockwork elevations, under a mansard style roof. The property provides two storeys of accommodation.

The ground floor comprises part warehouse, along with a meeting room, shower and W/C.

The first floor is set out as an office along with W/C's and a kitchen.

To the front of the building, there is a roller door, along with a secure loading / parking area.

QUOTING Price

We are guiding a Freehold price of £850,000 exclusive.

SERVICES

We are advised that the property has mains water and electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	SQ FT	SQ M
First Floor Office	2,405	223.43
Ground Floor Office	1,157	107.49
Ground Floor Workshop	1,352	125.61
TOTAL	4,914	456.53

TERMS

The property is available by way of a purchase of our clients Freehold interest.

PLANNING

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority, Bath and North East Somerset Council regarding their intended use:

Tel: 01225 394 041 or

email: Planning_Registration@Bathnes.gov.uk

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

The current rateable value is £49,250.

VAT

It is understood the property is not elected for VAT.

EPC

An Energy Performance certificate has been commissioned for the property.

VIEWINGS

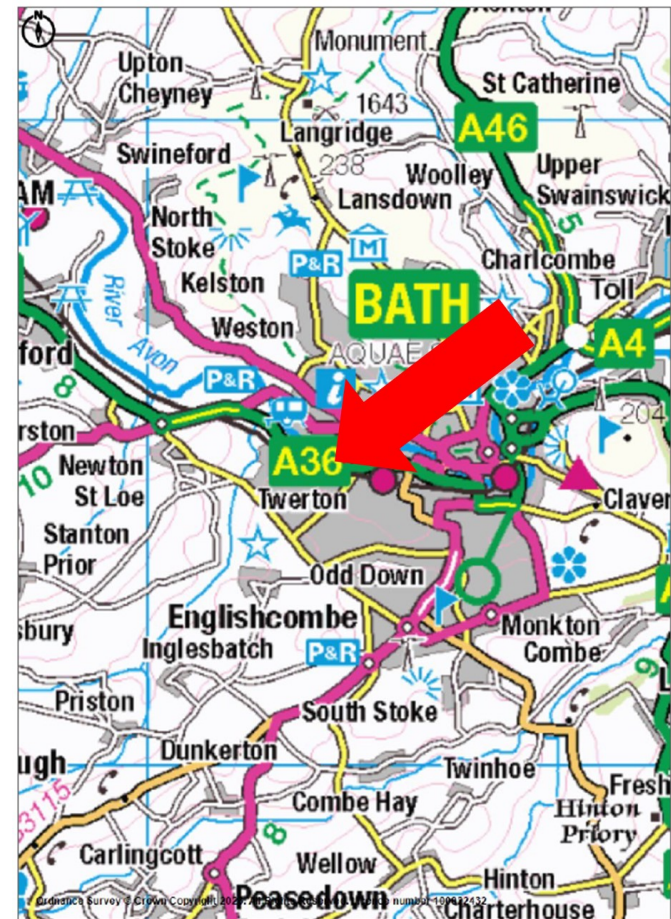
Viewings are strictly by prior appointment with Carter Jonas.

SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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SEPTEMBER 2022

Carter Jonas