

# Former Hartwells of Bath Premises

Newbridge Road  
Bath  
BA1 2PP



SHOWROOM / INDUSTRIAL / YARD / WORKSHOP

52,977 sq. ft. (4,921.85 sq. m.)

On 2.40 acres (0.97 ha)

- Available as a whole only.
- Showroom with glazed frontage, dual return and canopy area.
- External storage / yard / parking opportunities.
- Mix of concrete, tarmac and hardstanding surface.
- Detached former bodyshop premises providing 3 ground level vehicular loading doors and 4.52m eaves height.
- Access from A4 Newbridge Road or The Maltings.
- Nearby occupiers within The Maltings Industrial Park include Toolstation, Topps Tiles, Edmundson Electrical, City Plumbing Supplies and Euro Car Parts.
- Well located approximately 2 ½ miles to the west of Bath City Centre on a main route connecting Bath and Bristol.



CONTACT US

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**CBRE OFFICES**

Floors 13 & 14 Clifton Heights

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## PROPERTY OVERVIEW

- Available as a whole only.
- Showroom with glazed frontage, dual return and canopy area.
- External storage / yard / parking opportunities.
- Mix of concrete, tarmacadam and hardstanding surface.
- Detached former bodyshop premises providing three ground level vehicular loading doors and 4.52m eaves height.
- Multi-level workshops / storage areas providing ground level and ramped access to each level respectively.

## ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) for the various buildings within the site are as follows: Former Bodyshop Premises - D (86), Showroom – D (87), Workshops / Storage – D (87).

A full EPC is available upon request.

## SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and electricity.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Former Bodyshop Premises	652.86	7,027
Showroom & Forecourt	1,074.37	11,564
Workshops / Storage	3,194.62	34,386
<b>Total GIA</b>	<b>4,921.85</b>	<b>52,977</b>
<b>Site Area</b>	<b>0.97 ha</b>	<b>2.40 acres</b>

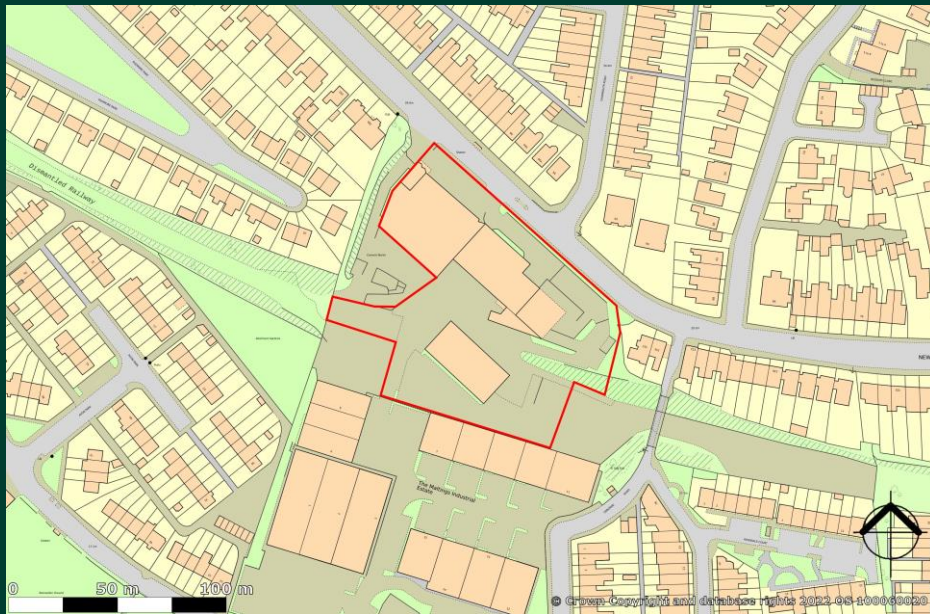
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FURTHER INFORMATION



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## FURTHER INFORMATION

### PLANNING

The property was previously used as a car showroom, bodyshop, workshop and storage yard.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Car Showroom and Premises, with a Rateable Value of £239,000.

### ESTATE SERVICE CHARGE

An Estate Service Charge may become payable if appropriate, towards the management and maintenance of the common parts of estate.

### TENURE

The property is available as a whole, only by way of a new flexible lease for a term to be agreed, subject to status.

### RENT

Available Upon Application.

### VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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## LOCATION BA1 2PP

### SITUATION

- Access from A4 Newbridge Road or The Maltings.
- Situated within a predominantly residential area.
- Nearby occupiers within The Maltings Industrial Park include Toolstation, Topps Tiles, Edmundson Electrical, City Plumbing Supplies and Euro Car Parts.
- Well located approximately 2 ½ miles to the west of Bath City Centre on a main route connecting Bath and Bristol.

### TRAVEL DISTANCES

- Bath City Centre – 2.60 miles (4.20 km)
- Keynsham – 6.10 miles (9.70 km)
- Junction 18 of the M4 motorway – 9.90 miles (16.00 km)
- Bristol City Centre – 11.30 miles (18.10 km)

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### ALEX QUICKE

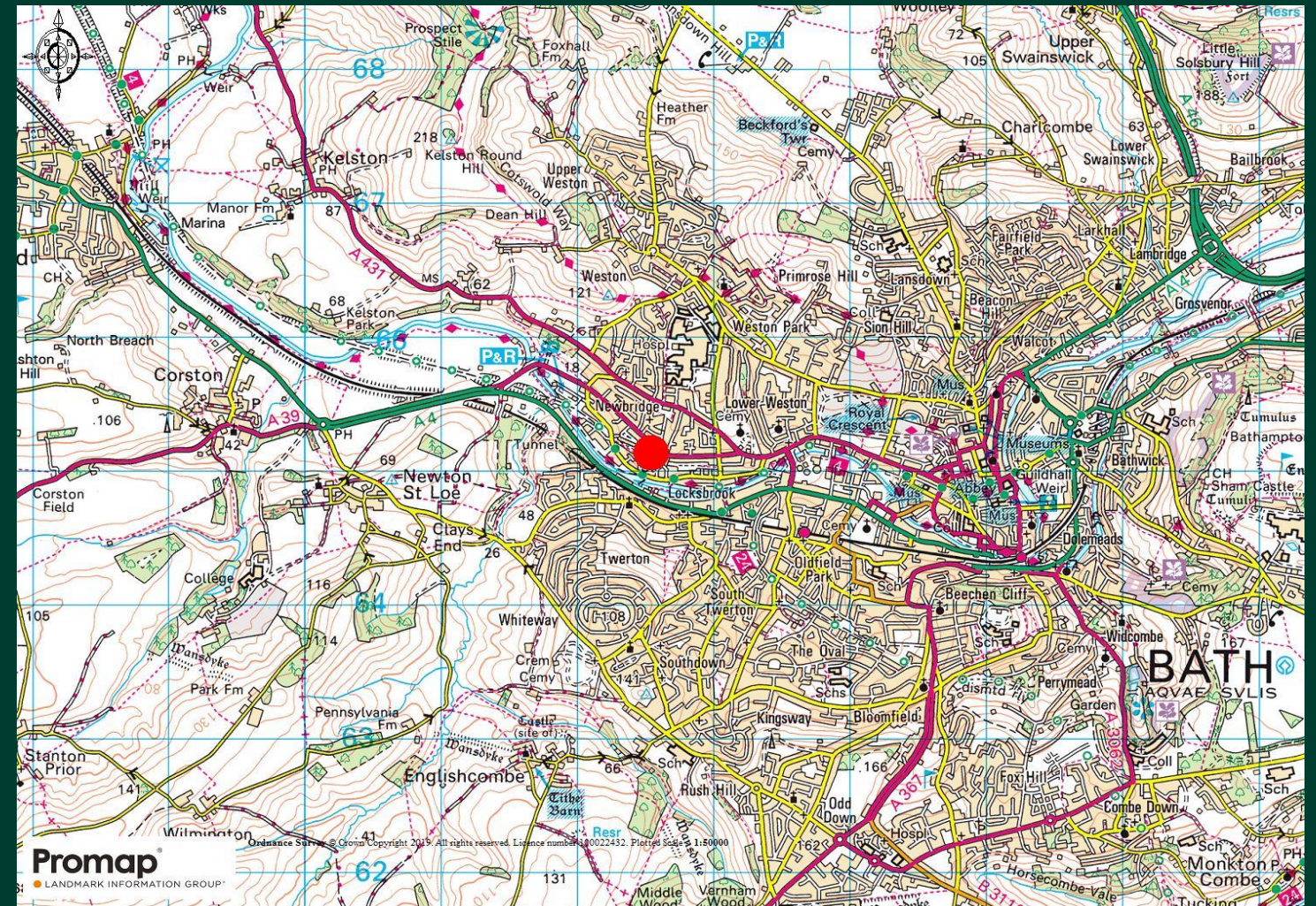
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