

FOR SALE
(MAY LET)

4,572 SQ FT
(424.82 SQ M)

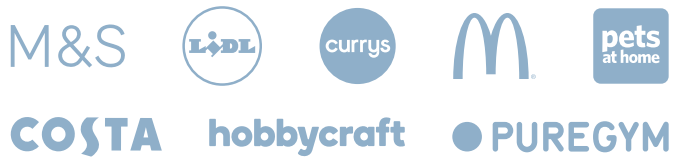
BAKERS HOUSE



Location

The Property is situated on Jews Lane, with excellent access into Bath city centre which is approximately 1.5 miles from the property and accessed via the A36 Lower Bristol Road. The Property also provides good access to Bristol, which is approximately 11 miles north west.

Nearby occupiers include M&S Foodhall, Lidl, Currys and McDonalds.



On foot



Description

The property is a brand-new detached unit which has been constructed to a shell specification, with double access doors, a goods / platform lift and WC's.

The property will benefit from 6 car parking spaces.

Services

All main services will be connected. Incoming occupiers / purchasers should satisfy themselves independently as to the state, condition and capacity of services.

Price / Rent

On application.

Tenure

The building is available by way of the disposal of the 999 year long leasehold interest. Alternatively consideration may be given to a traditional leasehold disposal as a whole or on a floor by floor basis, for a term of years to be agreed.

Business Rates

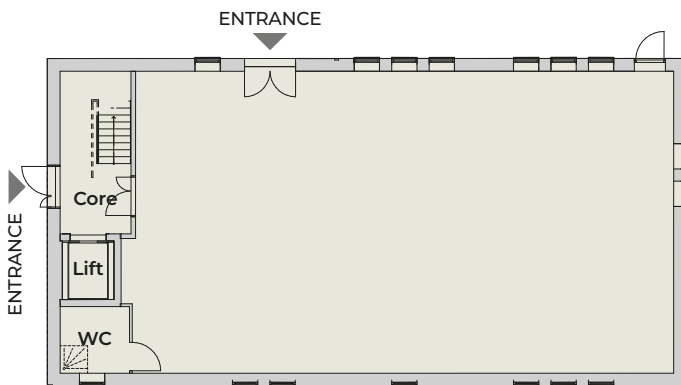
The property is yet to be assessed.

VAT

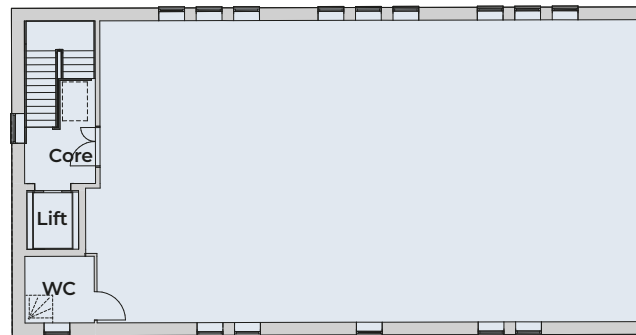
The purchase price and rent is subject to VAT.

EPC

EPC will be commissioned ahead of letting / sale. Photo-voltaic panels have been installed to the roof.



Ground Floor



First Floor

Accommodation

The premises extend to the following approximate floor areas which have been calculated on a NIA basis;

FLOOR	SQ FT	SQ M
Ground Floor	2,286	212.41
First Floor	2,286	212.41
Total	4,572	424.82

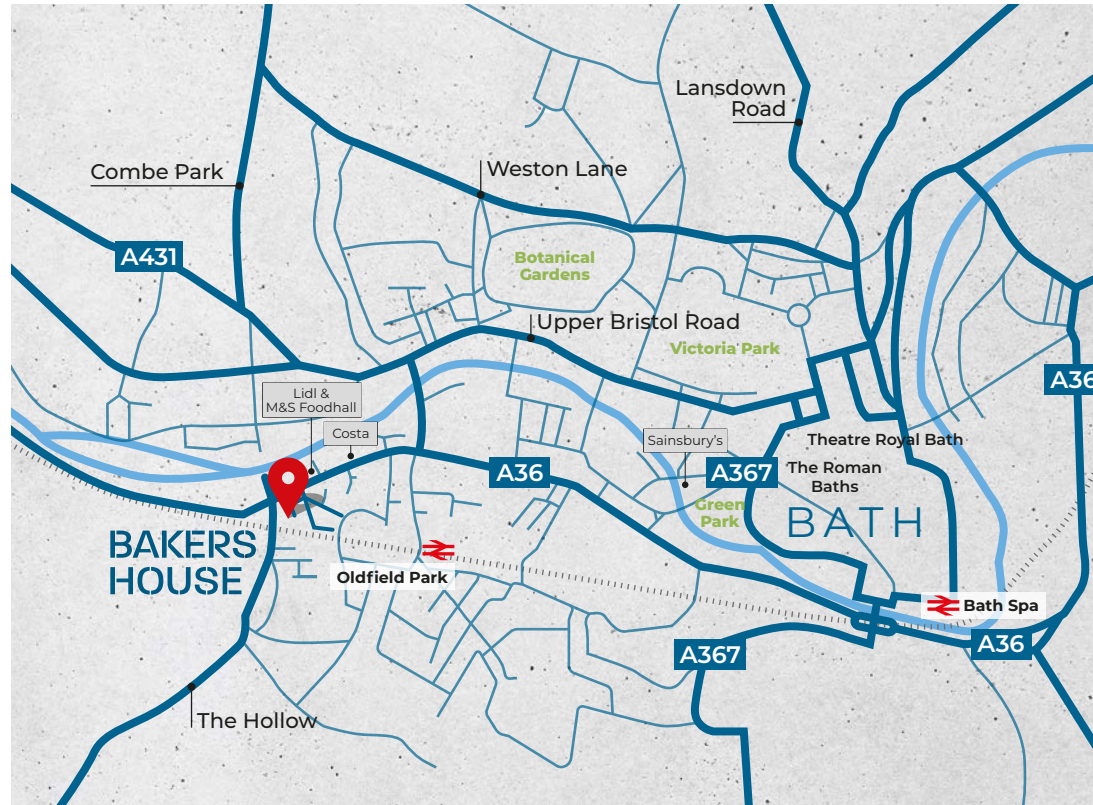
The property will benefit from 6 car parking spaces.

Planning

The property was granted planning consent under Class B1, now Class E(g), to include:

- Offices to carry out any operational or administrative functions;
- Research and development of products or processes; or
- Industrial processes.

Occupiers / purchasers are advised to make their own enquiries to ensure the property has the correct planning permission for their use.



Viewings

For further information or to arrange an inspection, please contact the agents:

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