



- A rare opportunity to purchase a freehold commercial property
- Arranged over two floors and providing a total of 435 square feet
- Ground floor provides office room and small kitchenette
- On the first floor are two separate offices / rooms
- To the rear there is an outbuilding which houses the toilet for the premises
- Enclosed external storage yard
- Partial electric heating with modern energy saving efficient heaters
- CCTV system installed
- Offered For Sale with vacant possession



"An extremely rare opportunity to purchase a freehold commercial property, located in a busy High Street" Arranged over two floors, the ground floor provides approximately 230 square feet of floor space comprising a main office measuring approx. 17' x 10'6" plus a small kitchenette. There is a single width door to rear leading to an external pathway providing access to an outbuilding which houses the toilet for the premises and an enclosed storage yard. On the first floor there are two separate offices or rooms, one measuring 14' x 8'6" and the second measuring approx. 10'6" x 8'6". The rateable value of the building from April 2023 is £5000.00 per annum, please bear in mind that Bath & North East Business Rates Department do offer a full exemption scheme for small business who have only one place of business. As per the "Town and Country planning act" (use classes) amendment (England) regulations 2020' Use class E, commercial, business and service, including display or retail sale of goods, financial services, professional services etc.

Tenure: Freehold
Council Tax Band:



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.