

FREEHOLD FOR SALE

Carter Jonas



**9 LANSDOWN ROAD
BATH
BA1 5EE**

Freehold Mixed Use Building For Sale

**Total Size Approximately 109.09 Sq M
(1,174 Sq Ft)**

- Mixed Use Property
- Potential For Owner Occupier Or To Be Held As An Investment
- Freehold With Vacant Possession
- Walking Distance To The City Centre

LOCATION

Bath is a UNESCO World Heritage City located in South West England. The City boasts a reputation as the regions premier retail destination and has an enviable reputation as one of the most fashionable retail areas outside of London.

The property is situated on Lansdown Road, one of the key roads into Bath, approximately 800m to the north of the city centre and within walking distance of all central amenities. Other nearby occupiers include Flowers of Bath, Lansdown Antiques and Curry Mahal.

DESCRIPTION

The property comprises a Grade II Listed mixed use property with a restaurant takeaway on the ground floor and a five bedroom apartment with separate access on the first and second floors.

The ground floor takeaway restaurant has A5 planning consent with the kitchen and ancillary storage and preparation area located at the rear.

The first floor benefits from one double bedroom, one single bedroom and a large reception room. The second floor comprises one double bedroom, two single bedrooms and bathroom.

FURTHER INFORMATION

Should you require further information please contact:

PRICE

£500,000. Subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £7,100

Council Tax Band: C

This is an estimate only and takes no account of possible transitional adjustment.

ACCOMMODATION

Property (NIA)	Sq M	Sq Ft
Ground Floor Restaurant Takeaway	47.83	515
Total First Floor Accommodation	35.03	377
Total Second Floor Accommodation	26.23	282
TOTAL	109.09	1,174

TENURE

Freehold with vacant possession.

VIEWINGS

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

EPC

EPC Rating: TBC

EPC available to interested parties on request.

Tim Brooksbank MRICS

01225 747266 | 07880 201742
tim.brooksbank@carterjonas.co.uk
St James House, Lower Bristol Road, Bath, BA2 3BH

Euan Woodman

01225 747253 | 07768 558259
euan.woodman@carterjonas.co.uk
5&6 Wood Street, Bath, BA1 2JQ

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas