



FOR SALE

76, Walcot Street, Bath, BA1 5BD

Colston & Colston
chartered surveyors

LOCATION

The affluent Roman city of Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. It has a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol and London Paddington.

SITUATION

Walcot Street is commonly referred to as the Artisanal Quarter of Bath, bringing together a vibrant, eclectic collection of characterful independent shops offering all kinds of everything from vintage clothes to smart designer homeware emporiums, independent galleries and renowned cafes and restaurants.

Nearby retailers include the newly opened Neptune, Hilton Hotel, Farrow and Ball, Graham and Green and Melanie Giles hair.

DESCRIPTION

The property comprises mixed use accommodation over four floors. The premises currently comprise retail accommodation over ground floor with an attractive double frontage, office and storage accommodation at first floor, a café and kitchen at lower ground floor, and a one bed flat at second floor. The property also benefits from a newly refurbished garden at lower ground floor including external café seating, plus vault storage. The flat benefits from being able to attain a central zone parking permit.

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Lower Ground Floor	221 Sq. Ft	20.55 Sq. M
Ground Floor	357 Sq. Ft	33.14 Sq. M
First Floor	239 Sq. Ft	22.21 Sq. M
Second Floor	234 Sq. Ft	21.70 Sq. M
Total	1051 Sq. Ft	97.60 Sq. M

All figures taken in accordance with IMPS, incorporating the Code of Measuring Practice 6th Edition

TENURE

Property available by way of a freehold sale at a purchase price of £450,000.

EPC

The property is Listed.

RATING ASSESSMENT

Rateable Value	£12,000
UBR (18/19)	.480
Rates Payable	£0

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FOR FURTHER INFORMATION

Mr Will Brenner
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SUBJECT TO CONTRACT

15-Jan-19



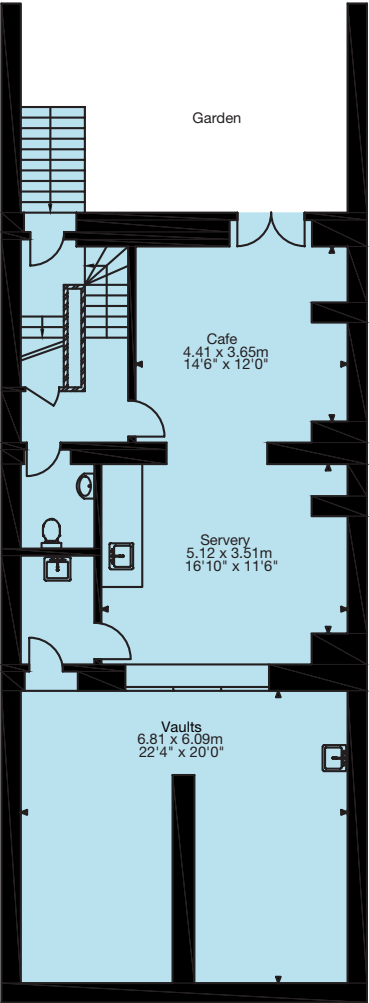
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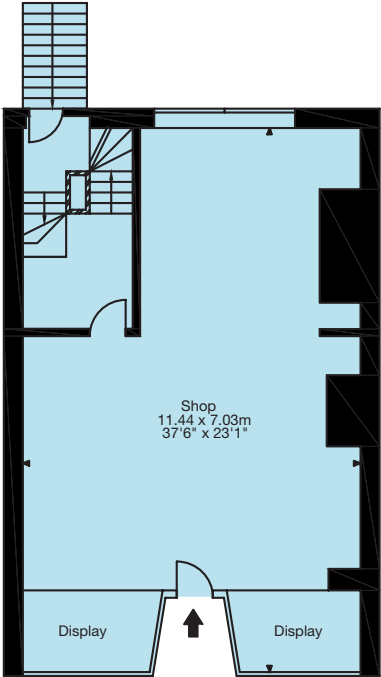
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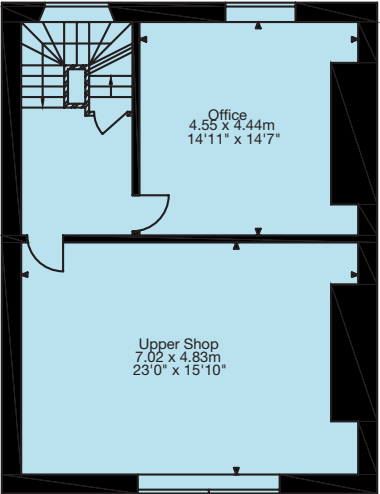
FLOOR PLAN



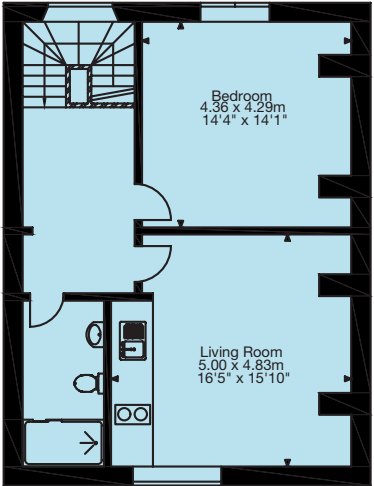
Basement



Ground Floor



First Floor



Second Floor