

5 Sussex Place, Widcombe Bath, BA2 4LA

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Description

A self-contained retail unit on ground and basement floors, all forming part of a Grade II Listed 3-storey building.

The property has been owned and occupied by the seller for over 20 years and is currently set up as a hair salon trading over ground and basement floors, but suitable for a variety of retail, office or therapy type uses. Low maintenance modest sized courtyard area to the rear.

Ground Floor (Sales)	21.42 sq m	231 sq ft
Basement (Sales and Ancillary)	16.40 sq m	167 sq ft
Net Internal Area	37.82 sq m	407 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).

Ground floor internal width – 3.35m (10' 11") ave.
Sales depth – 6.86m (22' 6") max

The primary access to the shop is a via a shared and single step entrance to the front. Secondary access down steps to the rear.

1 x parking space available To Let by way of separate negotiation – terms available upon request.

For Sale - £230,000

Location – W3W //honest.fence.showed

Approx. ¼ mile south-east of Bath Spa Train Station and Bath City Centre. Forms part of the popular district of Widcombe in Bath, which has a vibrant retail parade with a good mix of long-established independent businesses and very few vacant units. Immediately adjacent to a dental practice and florist. Co-op Convenience Store is within close proximity. Limited on-street parking available along Claverton Street.

Local Council: Bath & North East Somerset Council

Planning: We understand the unit benefits from consent for Class E – Retail, Restaurant and Service type uses. Grade II Listed and within the Conservation Area

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £7,500 (2023 List). This is not the rates payable – relief from rates may be available.

Services: We understand the unit benefits from connection to mains electricity, water and drainage. Services and appliances not tested.

Tenure: Freehold, with the upper parts sold off on long-leasehold basis with modest ground rent. R.O.W over the shared entrance way to front.

Terms: Offered Freehold with Vacant Possession.

VAT: VAT will NOT be payable on the price.

EPC: An Energy Performance Certificate has been commissioned and will be available shortly.

Viewings: By appointment only through the sole agents Cooper and Tanner 1908 Limited – 03450 34 77 58



COMMERCIAL DEPARTMENT

Cooper and Tanner

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