



OLD MILL STUDIOS
MEAD LANE
SALTFORD
BS31 3ER
£795,000

Offered to the market with vacant possession and occupying a stunning position on the banks of the River Avon, can be found Old Mill Studios, a small development of both commercial and residential units.

Positioned with the popular village of Saltford, a quaint village only six miles from Bath and eight miles to Bristol. Saltford is popular with families and professional couples, surrounded by beautiful rolling countryside and well served by a selection of pubs, a small selection of shops, cafes and restaurants. For families a highly regarded primary school is available, whilst well performing secondary schools can be found in Bath or Keynsham. The nearest train station can be found only 2 miles away in Keynsham, with easy access to London's Paddington Station.

Old Mill Studios has been a high yielding investment over many decades, however due to retirement the current owner has reluctantly decided to pass on the reigns and offer for sale the freehold of this unique development. Currently comprising nine commercial and one residential unit, and even a 28ft private boat mooring.

In recent years the development has provided an income of approximately £60,000 to £70,000 per annum. The commercial units have attracted business, both large corporate and small independent start ups. Tech companies, artists and boat suppliers have all enjoyed long term tenancies and benefitted from this convenient yet, highly attractive, customer facing facilities. The residential unit, Air View Lodge, measures approximately CXCXCX feet and has been tenanted as two bedroom, luxury apartment, complete with an outside terrace with stunning open views of the surrounding area.

The property is suited as an investment purchase, for any landlord looking to benefit from its current set up and ability to offer a return at the earliest opportunity. However, with the residential unit available as part of the development, a potential live in landlord, whereby the property offers a live/work opportunity, with scope for additional earnings via the existing commercial units. If this is of interest, then a tweak of the existing is certainly viable, maximising further the residential space available.

Viewings are strictly by appointment only and through Gregorys Estate Agent. The property is sold with no onward chain with no parts of the building listed. EPC's for individual units are available to view.

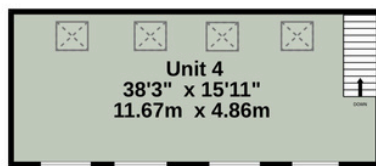
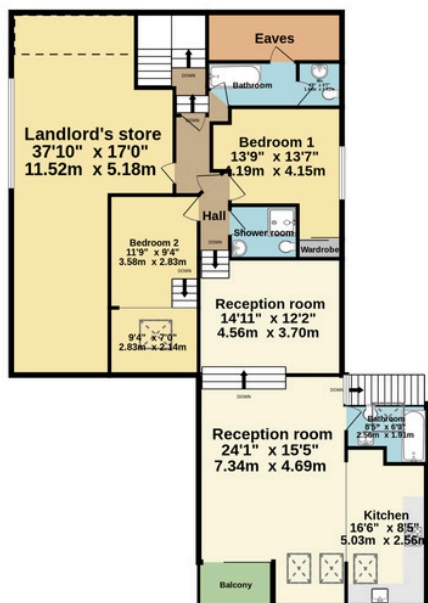




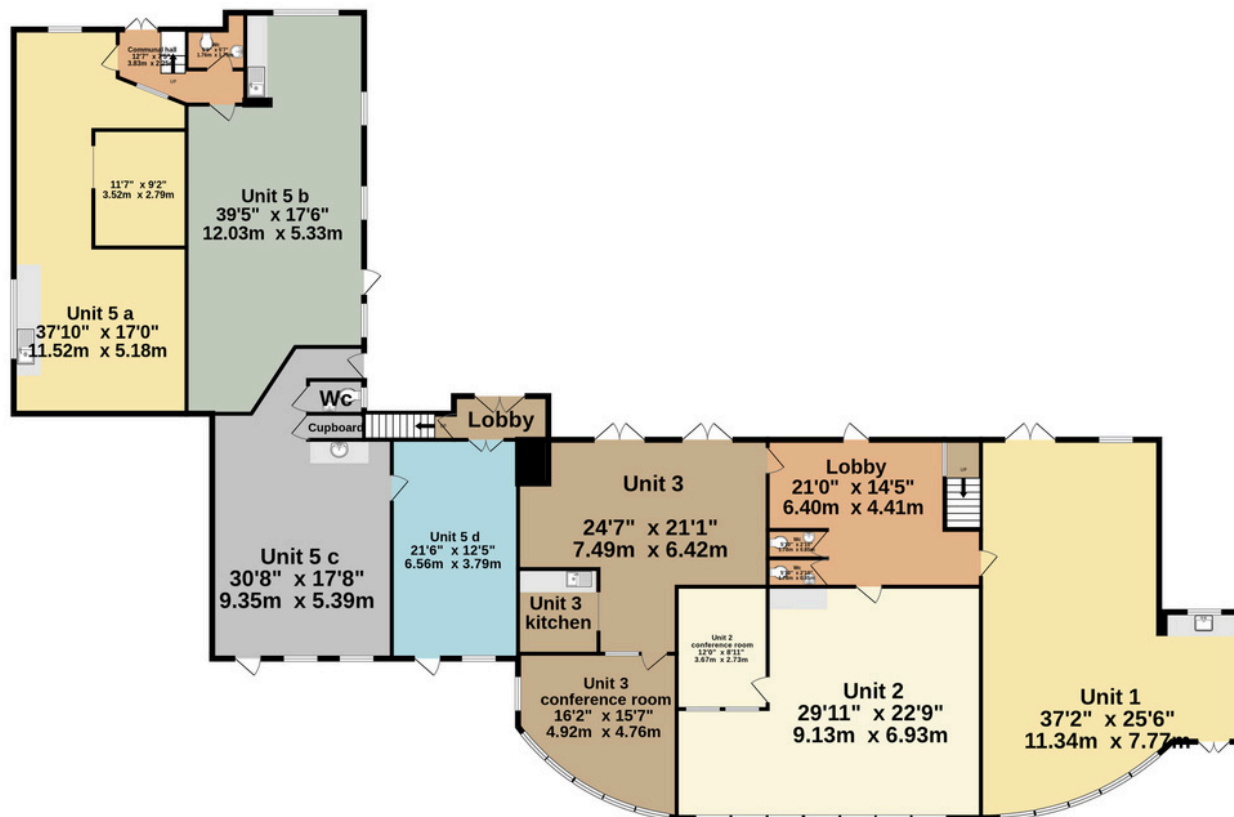




1st Floor
Residential Apartment
2426 sq.ft. (225.4 sq.m.) approx.



Ground Floor
Commercial Premises
4427 sq.ft. (411.3 sq.m.) approx.



Mixed Commercial Premises & Residential Apartment

TOTAL FLOOR AREA : 6853 sq.ft. (636.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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