



- A 1000 square commercial unit in a well-connected location. B1 light industrial workshop and office
- Original lease term 125 years, commencing July 2014.
- Option to create a mezzanine level if required. Male, female toilets and kitchenette
- Forecourt storage leading to roller shutter door, plus single access door
- Positioned just off the A367, Bath city centre 11 miles and Bristol 16 miles



A 1000 square foot commercial unit with B1 usage (light industrial workshop and offices). Original 125-year lease. Positioned on the edge of Valley with pleasant views and a quiet aspect. Main services connected, forecourt parking leading to high roller shutter door and standard door access to front. Light and airy feel and the opportunity to create a mezzanine level if required. Male and female toilets and kitchenette.

**LOCATION:** The unit has convenient, easy vehicular access and is located just off the main A367 with good connection to the West country. Bath city centre is 11 miles and Bristol city centre is 16 miles.

**Rateable Value:** £6,300.00 per annum (at the time of advert), full rate relief available for single premise users. The current annual service charge is - £2180.00 + VAT per annum. The purchase price is subject to VAT.

**Tenure:** Leasehold with a long-term lease commencing originally at 125 years. Residual lease approx. 115 years.

