





TO LET / FOR SALE

Two Warehouse Units with Office Accommodation

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

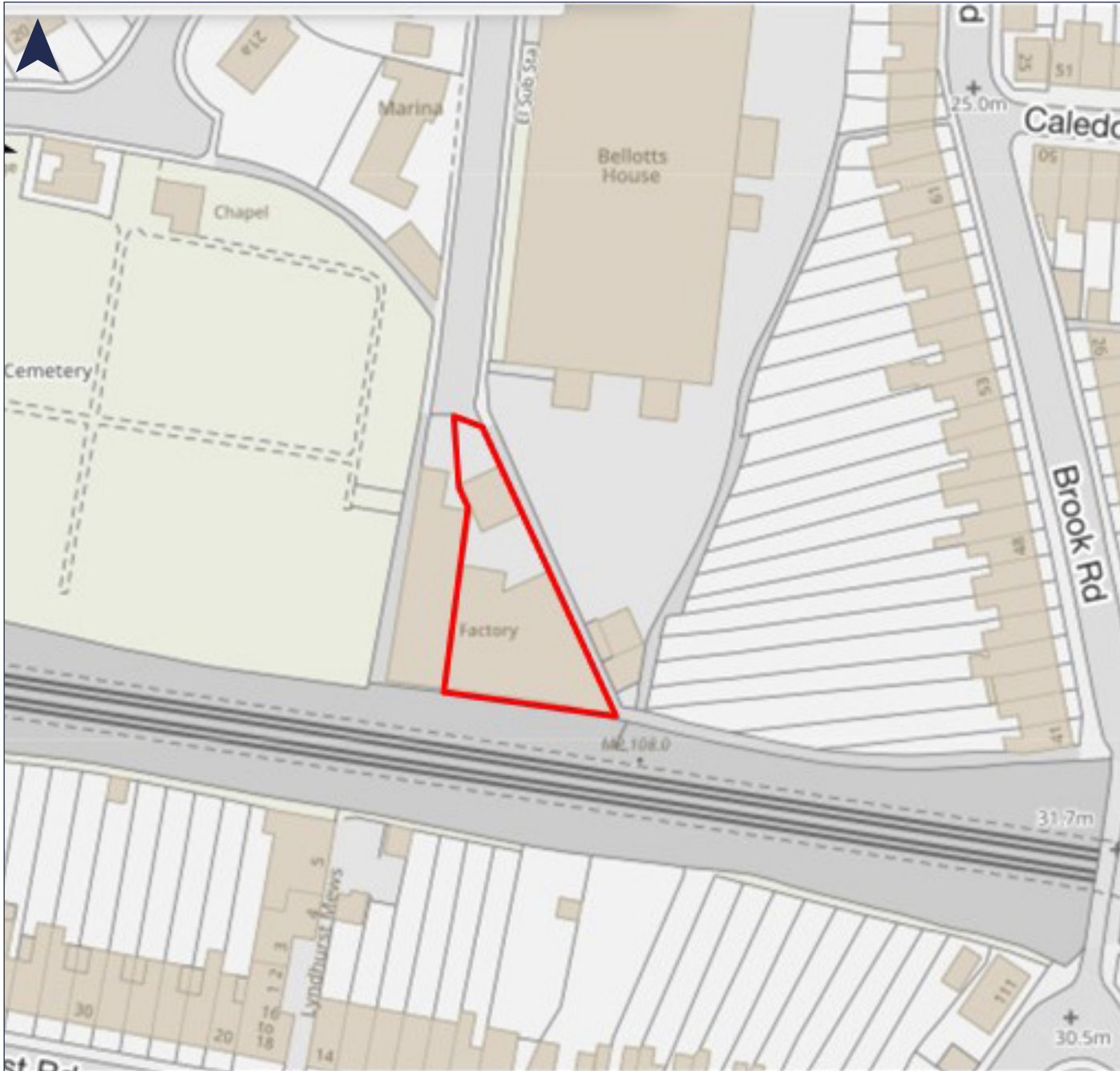
The property is situated at the end of Bellotts Road in Oldfield Park flanked by the railway line to the rear (southern). The Property sits c. 250m to the south of the Lower Bristol Road. There is a pedestrian route running to the side of the building and on street parking to front, and on street.

DESCRIPTION

The plot comprises x2 steel framed buildings (interconnected) with block elevations beneath a single skin corrugated fibre cement (part asbestos) sheet roof with c.5% skylights. Concrete floor. Pressed steel windows. Fibre cement rainwater goods. The eaves height is c.7.9m max, 6m min with level access loading bay in north gable with roller shutter door (h 5.2m). Separate pedestrian door. In the warehouse there is strip lighting with corrugated light panels in the roof and to the rear elevation. The office areas are fitted to an basic specification. The 2 buildings are constructed at an angle from each other which has been infilled to provide WC and side stores, which are shared. There is a small mezzanine providing a managers office.

The entrance to the site is held under this long leasehold on the same as above with right of way for the second property onsite





ACCOMMODATION

We have been provided with the following areas (GIA):-

Unit	Description	Sq M	Sq Ft
Ground (west)	Warehouse	199.54	2,147
Ground (east) incl. infill	Warehouse	235.92	2,539
Mezzanine	Office	29.34	316
Total		464.80	5,003

TERMS

The premises are available to let or for sale.

Rental is on the basis of a new effective full repairing and insuring lease, at a rent of £50,000 per annum. Full terms available upon application to the sole agents. A schedule of condition will be considered.

Sale is Long Leasehold 499 years from 29th September 1896 at a price of £600,000 ex VAT.

EPC

TBC

RATING ASSESMENT (FOR THE WHOLE)

Rateable Value (April 2023)	£31,500
UBR(23/24)	0.546
Rates Payable (April 2023)	£17,199

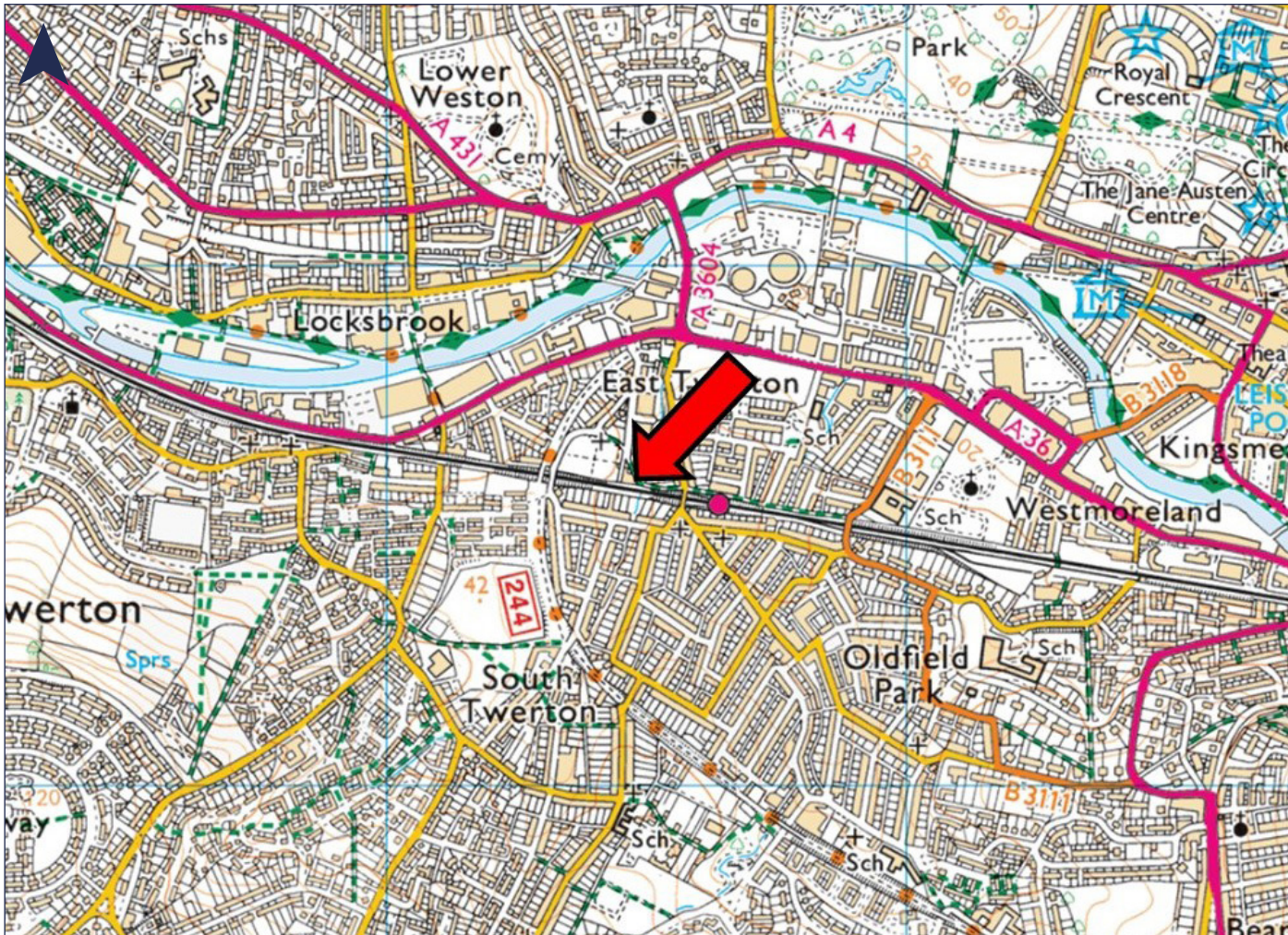
We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

SERVICES

The property benefits from water and electric.

LEGAL COSTS

Each party to bear their own costs.



FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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