

For Sale

# 16 Old Orchard Street, Bath, BA1 1JU



REF: AMP4012

- Place of Worship offering F1 use
- Approximately 1,848.6 sq. ft
- Ground floor hall capable of seating a congregation of 50 + with further ancillary, office space, kitchen and WC facilities
- Courtyard demised to the rear of the building
- Scope for potential residential development - Subject to necessary consents

## Description

This property has two separate entrances from the front allowing separated access to both floors. As you enter the ground floor, there is a large reception area which follows through to the main hall space. This is capable of seating around 50 people. To the rear of the hall is a small courtyard area with separated WC facilities at the back.

The second street door takes you onto the first floor which consists of a further ancillary areas including kitchen, office, storage and WC facilities. Both floors are approximately 1,848.6 sq. ft and is currently benefitting from F1 use. However being located on a mainly residential street there is potential scope for residential development - Subject to necessary consents.



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Place Of Worship Offering F1 Use

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## Location

This property is located down a narrow cul-de-sac just off the A3039 (Manvere Street). The road comprises of both residential and commercial. Set in the centre of Bath a stones throw from the town centre where you can find all the amenities you need. Supermarkets, Restaurants and Entertainment with the likes of Marks & Spencer's, Everyman Cinema and Pret a Manger.

The closest station will be Bath Spa Railway Station only a 5 minute walk away, which provides you with great Western Railway services and connects you to either Wales or London Paddington. Bus services are also readily available, the M5 and M4 are also a close drive away leading you towards Central



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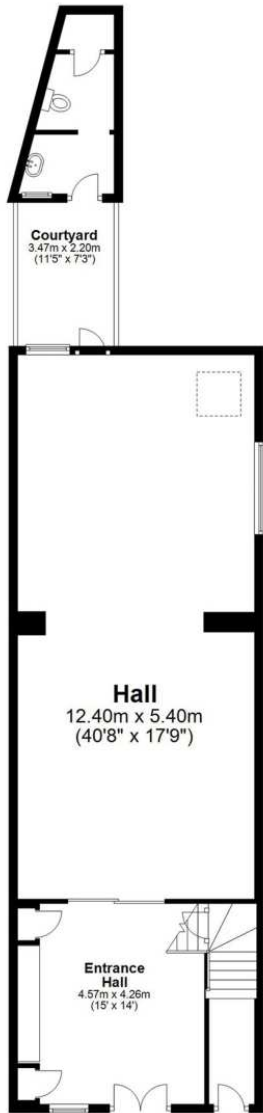


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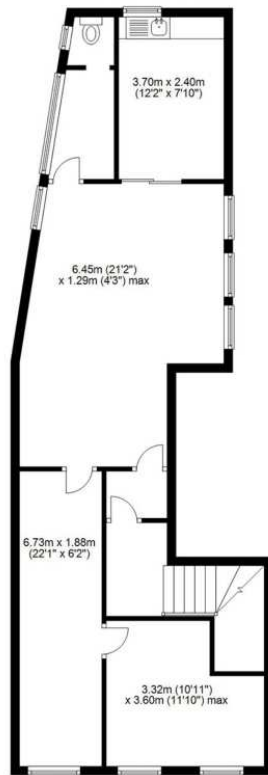
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**Ground Floor**  
Approx. 98.9 sq. metres (1064.1 sq. feet)



**First Floor**  
Approx. 72.9 sq. metres (784.5 sq. feet)



Total area: approx. 171.7 sq. metres (1848.6 sq. feet)  
**Old Orchard Street**

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**Accommodation:**

Ground Floor- 1064.1 sq. ft.  
First Floor- 784.5 sq. ft.  
Total- 1848.6 sq. ft.

**VAT:**

Not Applicable.

**Terms:**

Offers in Excess Of - £295,000

**Viewings:**

Strictly by appointment with Alex Martin.



**ALEX DAWSON**  
E alex@alexmartin.co.uk  
M 07949 745533  
T 020 7100 2348



**BEN OLDSTEIN**  
E ben@alexmartin.co.uk  
M 07824 098820  
T 020 7100 2348



Place Of Worship Offering F1 Use

Alex Martin  
Alpha House  
100 Borough High Street  
London, SE1 1LB

www.alexmartin.co.uk