Sam Chivers
ESTATE AGENTS

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Unit 3E

Cobblers Way
BA3 3BX

£65,000

- Freehold Office space with a potential annual yield of approx. 12%

- Approximately 950 square feet

- Large open plan office, Fully networked

- Private meeting office, air conidtioning

- Fully functioning lift and disability access

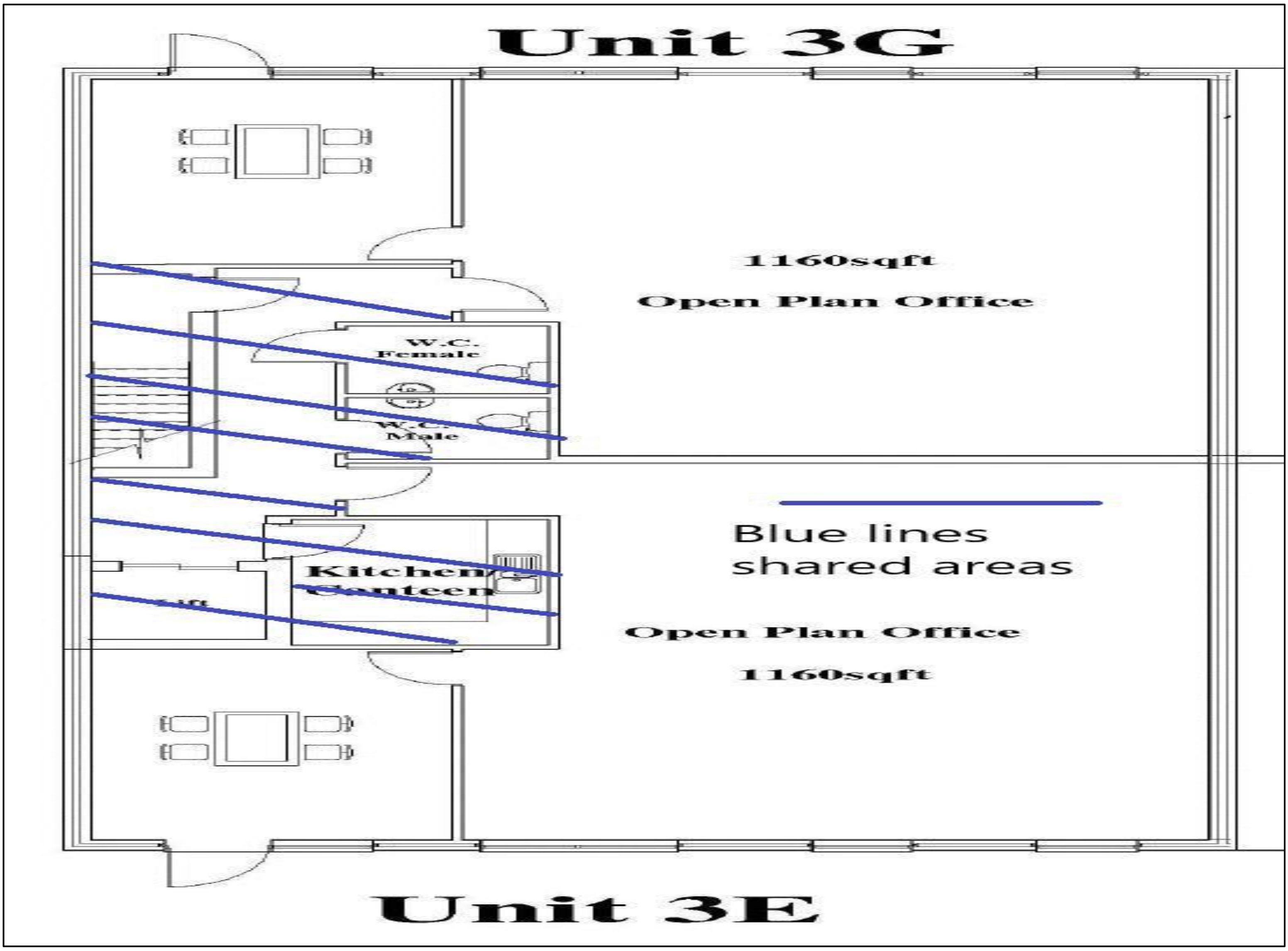
- Allocated parking spaces

"An extremely rare opportunity to purchase a commercial premises, which would make an excellent financial investment." The stated rental yield of 12% is provided for illustrative purposes only and is calculated using an assumed annual rental income of £7,800 against the advertised purchase price of £65,000. It represents a gross yield before tax and does not account for acquisition costs, VAT (if applicable), business rates, insurance, repairs, maintenance, management fees, service charges, finance costs, periods of vacancy, rent-free periods, or any other expenses. Located on the lower ground floor of this modern and attractive building, these offices provide plenty of space to growth! There is an initial shared entrance hallway with a staircase leading to the lower ground floor, alongside this is a wheelchair access lift which serves all three floors of the building. On the lower ground floor there is a shared inner hallway which provides access to both Unit 3G & Unit 3E both of which are available to purchase. These two units not only share the hallway but also two separate cloakrooms, one of which is designed for wheelchair access. A shared kitchen facility is also located here. The tenants will be responsible for the cleaning and decorating of the shared services and they would have to come to a mutual agreement if the units were owned by two separate parties. 3E, has a large main office with double glazed windows and a sheltered outlook. There is a separate manager / meeting office with a door opening onto the outside gravelled area. The offices benefit from full cat5 network cabling, a security and fire system. Both units have combined air conditioning and heating units installed. Outside there are three allocated parking spaces. Agents Note; The sale is based on a long lease commencing on the 14 April 2015 for 125 years. The residual lease term being sold is approximately 114 years. The monthly service charge as from April 2026 is £375.00 plus VAT (as at time of press), this cost covers the following facilities: common landscape maintenance, general maintenance to all common parts of the building & external. Buildings insurance, communal area cleaning, administration, accounts and bookkeeping, lift maintenance contract, fire alarm maintenance contract, common electricity, inspections, bank charges and other fees, water, and sewers. Rental income and future returns are not guaranteed and may vary. Prospective purchasers must satisfy themselves as to the accuracy of the rental information, the terms and strength of any tenancy, and the property's investment potential. Independent legal, financial, tax and property advice should be obtained before proceeding.







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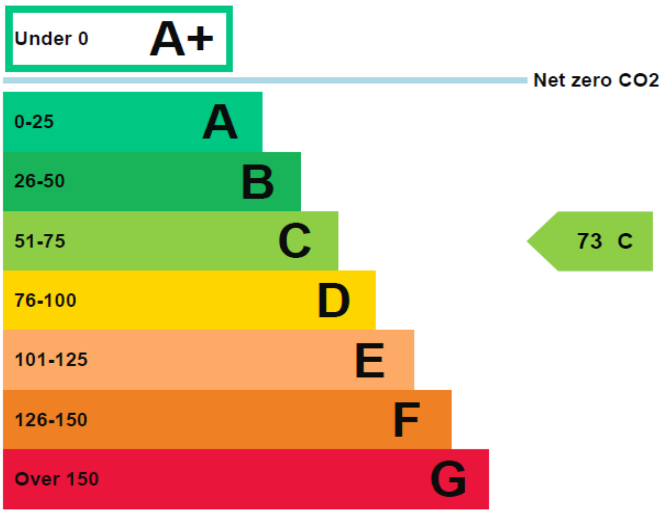

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.