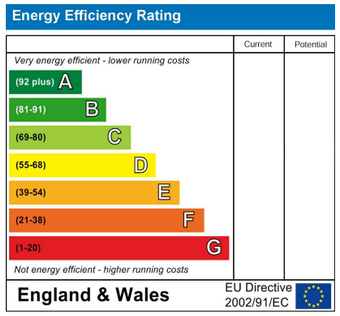
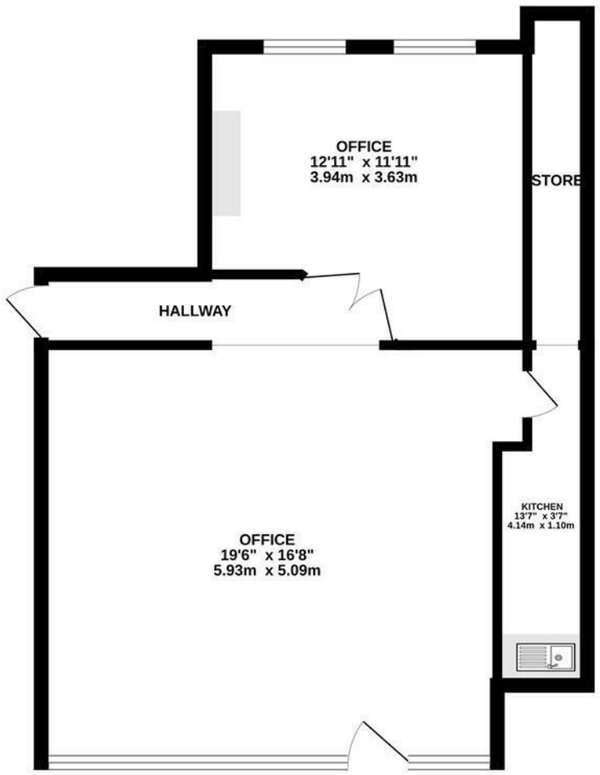




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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol BS31 1DP
Tel: 0117 9868300 email: lettings@daviesandway.com

Ground Floor shop, 44 Bath Hill, Keynsham, Bristol, BS31 1HG



£18,000

TO LET. A prominent lock up shop/office. Available on a new lease. Conveniently placed for Town Centre, railway station, car parks etc.

▪ Ground floor lock up shop/Office ▪ Close to Town Centre, car parks, memorial park and railway station ▪ Electric heating ▪ Overall 52sqm(560sqft) ▪ Store and kitchen ▪ Shared toilets. ▪ New Lease - Terms To Be Agreed ▪ Vacant - early possession possible

naea | propertymark PROTECTED

RICS

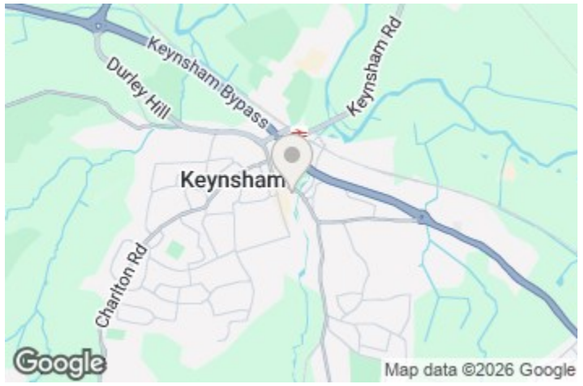
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Ground Floor shop, 44 Bath Hill, Keynsham, Bristol, BS31 1HG

The premises comprise a ground floor lock up shop/office in a prominent Victorian building set on Bath Hill close to the Town Centre and opposite Memorial Park. Electric heating with kitchen, store and shared wc facilities.

The property is well placed for access to the Town Centre, Memorial Park, local car parks and the railway station which is but a short distance away through the park.

In fuller detail the accommodation comprises (All measurements are approximate)



GROUND FLOOR

SHOP 5.53m x 5.09m (18'1" x 16'8")
28.15 sqm. Glazed shop front.

REAR OFFICE 3.68m x 3.96m (12'0" x 12'11")
14.57 sqm. Including corridor. Two double glazed windows to rear aspect. Night storage heater.

KITCHEN 4.18m x 1.09 (13'8" x 3'6")
Restricted head height. Stainless steel sink with hot water immersion heater

STORE 4.03m x 0.83m (average) (13'2" x 2'8" (average))
Restricted head height,

CORRIDOR 1.58m x 0.89m (5'2" x 2'11")

SHARED WCs

RENTAL
£18,000 per annum, exclusive of rates and other outgoings.

ADDITIONAL CHARGES
In addition to the rental there is a contribution towards the cost of electric and cleaning of the communal areas and a share of the buildings insurance premium.

TERMS
To let on a new formal lease on internal repairing terms. The prospective tenant will be liable for a contribution of £600 towards the landlord's legal costs.

ENERGY PERFORMANCE CERTIFICATE
A copy is available on request. Energy Rating is 104E

OUTGOINGS
From inspection of the VOA website the Rateable Value is £7,300 with effect from April 2026. However, if these are your only business premises, Small business rate relief will apply and no rates are payable.









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