





## FOR SALE

Attractive Grade II listed retail premises with vacant possession/development potential

### LOCATION

The property is located within the world heritage city of Bath, a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. The city has a residential population of over 108,000 and annual visitor numbers exceeding 6.25 million. Bath is served by excellent transport connections, junction 18 of the M4 being approximately 10 miles north of the city. Additionally, Bath Spa train station connects to Bristol Temple Meads and London Paddington, the latter having a journey time of 1 hour.

### SITUATION

Upper Borough Walls is an historic street crossing the city centre east to west, on the doorstep of the city's primary retail offering, dissecting Union Street & Burton Street. The property is situated on the corner of Upper Borough Walls and Trim Bridge.

### DESCRIPTION

The property comprises an attractive end terrace double fronted Georgian building with frontage to Upper Borough Walls and return frontage to Trim Bridge. 18A has a split-level ground floor unit with a main sales area and a prep room/kitchen/storage area to the rear (flying freehold). Whilst No.18 has a return frontage and separate access from Trim Bridge. Ancillary accommodation is provided at basement, first and second floor level. The whole property is considered to have development potential, the upper floors providing an opportunity to convert to residential use, subject to the necessary statutory consents.

### ACCOMMODATION

We understand the net internal floor areas are as follows: -

Basement	19.10 Sq M	206 Sq Ft
Ground Floor	63.84 Sq M	687 Sq Ft
First Floor	34.50 Sq M	371 Sq Ft
Second Floor	41.91 Sq M	451 Sq Ft
<b>Total</b>	<b>159.35 Sq M</b>	<b>1,715 Sq Ft</b>

Measured in accordance with the RICS Statement Property Measurement (2nd Ed), incorporating the RICS Code of Measuring Practice (6th Ed) as follows:

### PRICE GUIDE

The premises are available for sale freehold with vacant possession at a guide price of £300,000 excluding VAT.

### EPC

The property has an EPC rating of E 114.

### BUSINESS RATES

The rates liability is currently the subject of reassessment. Formerly, 18 Upper Borough Walls and 18a Upper Borough Walls were assessed separately, with number 18 having a Rateable Value of £14,750 and number 18a having a rateable value of £16,250.

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

### VAT

VAT is applicable at the prevailing rate.

### LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.



## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared, Clement Harvey or Nathan Clark at CSquared.

**Nathan Clark**

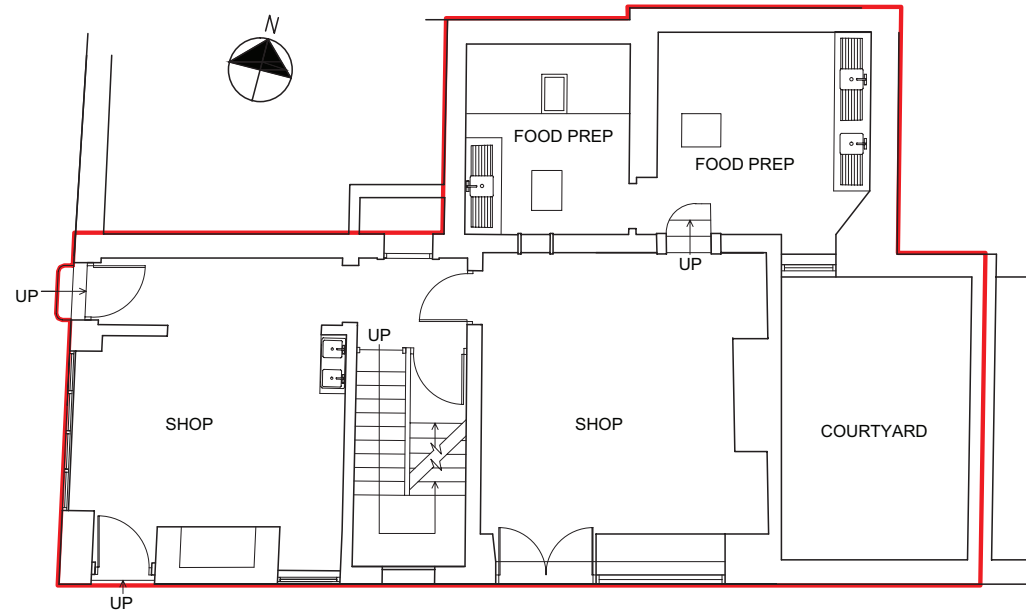
07983 460 230

nathan.clark@csquaredre.co.uk

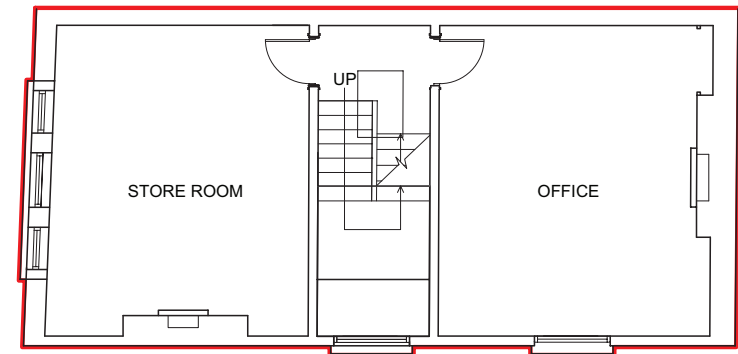
**Clement Harvey**

07984 920 984

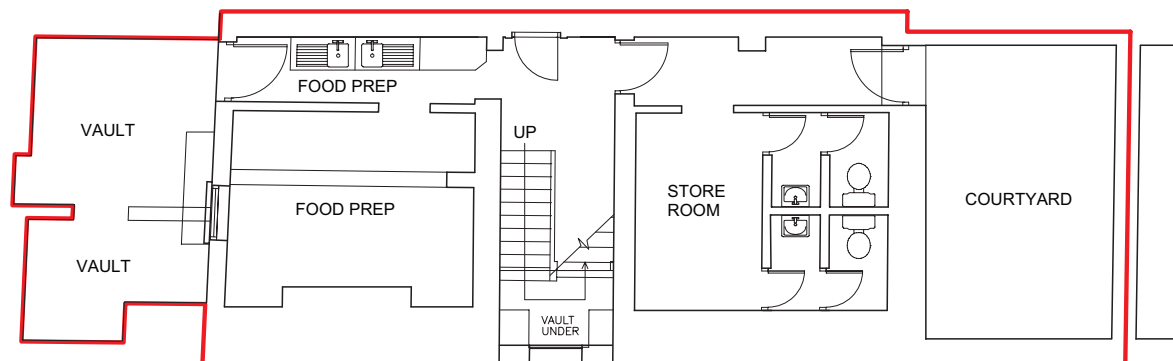
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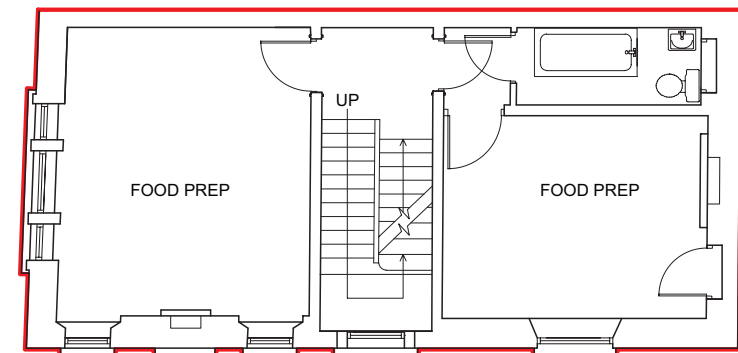
GROUND FLOOR



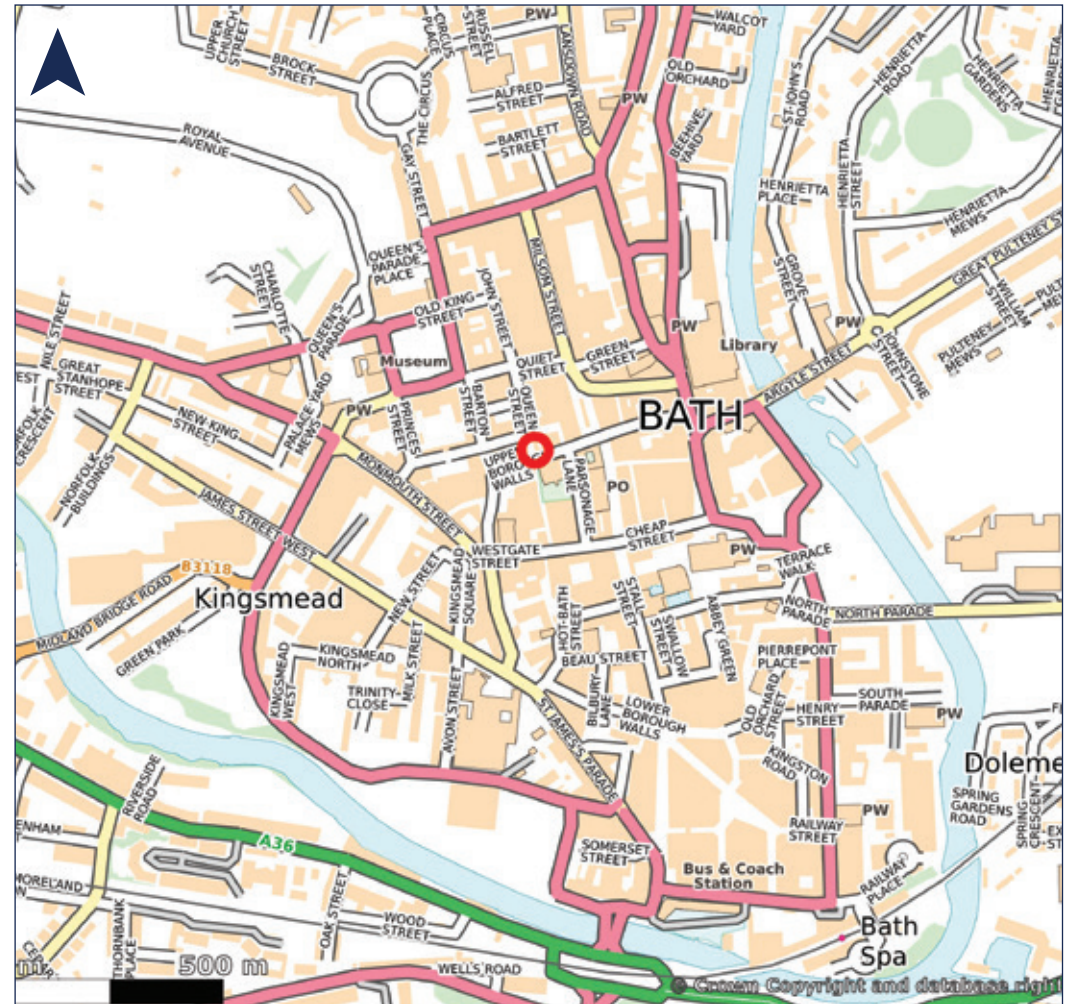
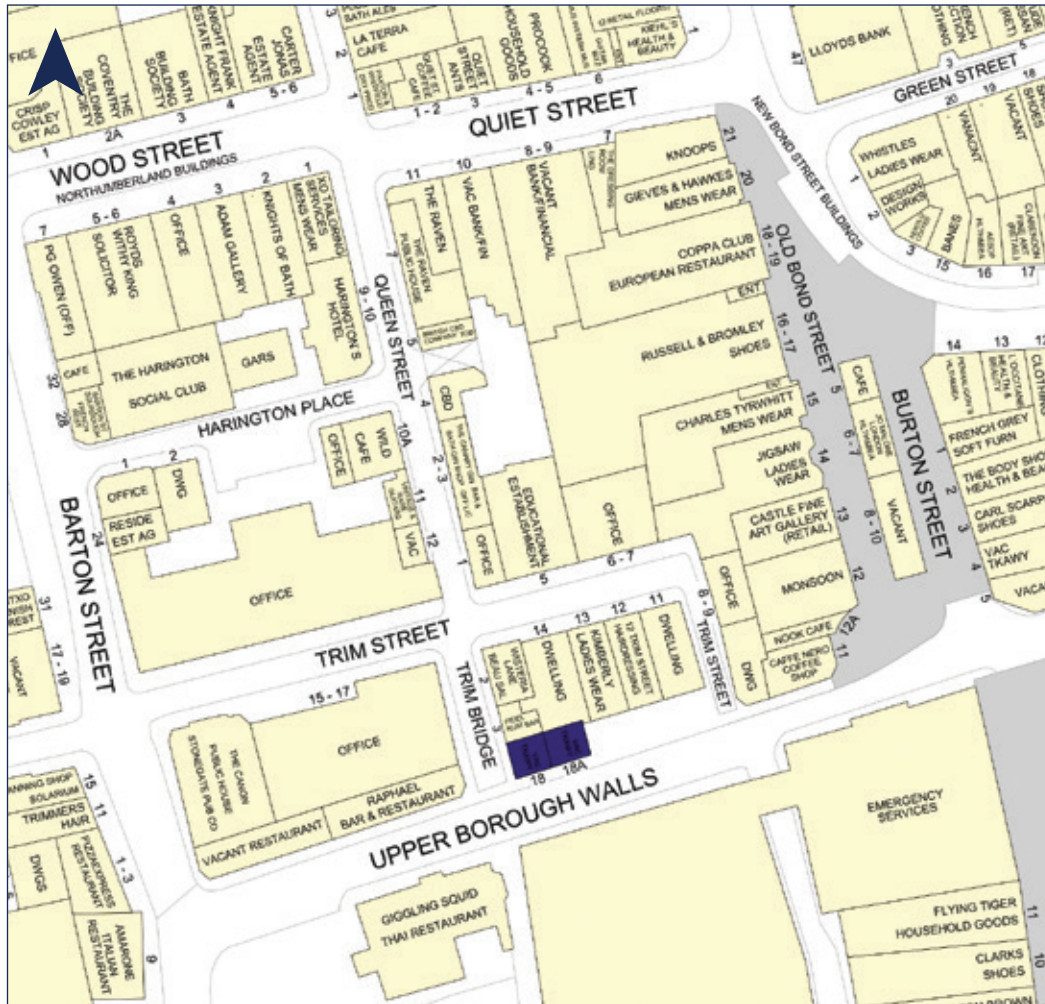
SECOND FLOOR



BASEMENT



FIRST FLOOR



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