

# RETAIL UNIT ON BUSY COMMUTER ROUTE—FOR SALE

369 Bath Road, Arnos Vale, Bristol, BS4 3EW



- Freehold opportunity FOR SALE with vacant possession
- Very high levels of passing vehicle traffic
- Ground floor premises. May suit various retail and commercial uses within Use Class E
- Quoting £90,000
- Approximately 330 sq ft (30.67 sq m) NIA

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## LOCATION

The property is situated fronting onto Bath Road in Brislington approximately 5 miles south east of Bristol and approximately 9 miles north west of Bath city centre. Bath Road is a busy arterial route with high levels of passing vehicle traffic and there are a wide variety of commercial occupiers within the immediate vicinity.

## DESCRIPTION

The property comprises a retail unit on a corner pitch fronting onto Bath Road. To the front there is a sales area with a further kitchenette and welfare space and a single W.C. The property carries painted plastered walls throughout with vinyl flooring and a mix of strip and suspended light boxes.

Services include a gas fired wet central heating system and water. The frontage is double glazed and there is a single UPVC frame door to enter the premises. The premises is to be sold with vacant possession.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	330	30.67
<b>Total</b>	<b>330</b>	<b>30.67</b>

## TENURE

The property is available freehold.

## QUOTING PRICE

£90,000 for the freehold investment.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £3,500.

*This will be attractive to prospective tenants as they may be eligible for full business rates relief.*

## VAT

We have been advised that the property is not elected for VAT.

## EPC

The property has an energy performance rating of D (89).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

January 2025



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