

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

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
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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
Total	330	30.67

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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