

COMMERCIAL UNIT FOR SALE

2a Third Avenue, Oldfield Park, BA2 3NY



- Self contained commercial unit in affluent area of Bath
- Sold with vacant possession
- Ideal for owner occupier or investor
- Only £100,000 exclusive

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**
0117 934 9977

LOCATION

Oldfield Park is located 2 miles south west of Bath city center, it is a popular residential area to the south of the city centre, with a bustling high street and a number of fantastic independent shops and restaurants. The area has its own railway station and boasts a number of excellent schools including Hayesfield Girls School, and Oldfield Park Junior School.

DESCRIPTION

The subject property is located in a prime position opposite Coop with other national multiple retailers in close proximity including Sainsbury's, Greggs, and Dominoes Pizza alongside many independent retailers.

The property is single story and has a glazed shop front and a felt clad flat roof. Internally the property is fully fitted out as an office with a kitchenette and WC at the rear of the property.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area of 180 sq ft (16.72 sq m).

TENURE

The property is held Freehold.

BUSINESS RATES

The rateable value for the property for the year 2025-26 is £3000. This is reducing to £2850 from April 1st 2026.

PRICE

The quoting price for the property is £100,000 exclusive

EPC

The property has an EPC rating of E(102).

VAT

All prices quoted are exclusive of VAT if applicable.

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

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

March 2026



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