133B - 139 CORONATION AVENUE, BATH, BA2 2JX

BURSTON COOK
0117 934 9977



FOR SALE / MAY LET

DEVELOPMENT SITE FOR SALE IN BATH WITH PLANNING SECURED FOR 2 RETAIL UNITS AND 5 APARTMENTS

SIZE (NIA)
2,978 sq ft
276.56 sq m

£ QUOTING PRICE
£600,000

£ QUOTING RENT
On application

THE OPPORTUNITY

- Prominent corner site on Coronation Avenue in Bath
- 4 commercial units as existing with rear garage and parking
- Approximately 2,978 sq ft (276.56 sq m) NIA
- Development site with planning secured for:
  - 2x retail units with loading bay
  - 1x 1 bed duplex
  - 2x 2 bed apartments
  - 2x 3 bed apartments
  - 2 car parking spaces, on site cycle store, refuse and recycling storage areas.
- Quoting £600,000 for the freehold interest
- Quoting rent on application

LOCATION

The property occupies a prominent position fronting onto Coronation Avenue and Chestnut Grove in Bath. The property is well located with bus links directly outside, and just 1.9 miles from Bath Spa Railway Station. Bath is an affluent city, and the neighbouring occupiers include a multitude of residential dwellings, and a local pub.

DESCRIPTION

As existing, the property offers a large scheme over ground floor, with four separate shop fronts, and rear access to all of the retail shops. There is a rear parking yard with space for three to four vehichles and a workshop which has been fitted with a roller shutter.

The premises carries a mix of wooden and aluminium framed glazed frontages, and internally has been fitted with a mix of laminate, carpeted and vinyl flooring. Plastered and suspended ceilings, and a mix of lighting.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
133B CORONATION AVENUE	503	46.71
135 CORONATION AVENUE	970	90.12
137 CORONATION AVENUE	263	24.39
139 CORONATION AVENUE	1,242	115.34
TOTAL	**2,978**	**276.56**









PLANNING
We understand as existing the property benefits from Use Class E planning.

The property has also achieved planning for demolition and redevelopment to a mixed use scheme as detailed below:

Planning Application Reference: **25/03761/FUL**

Proposal

Demolition of existing retail units at 133B to 139 Coronation Avenue and redevelopment with mixed use building comprising:

- 2 commercial units (use class E)
- 5 residential apartments (use class C3)
- 2 car parking spaces, on site cycle store, refuse and recycling storage areas and ancillary works to include retaining walls and TRO to achieve on-street loading bay.

The scheme offers the below accommodation when completed.

COMMERCIAL

AREA	SQ FT	SQ M
GROUND FLOOR LARGE SHOP	233.5	2,513
GROUND FLOOR SMALL SHOP	30.5	328
TOTAL	**264**	**2,814**

RESIDENTIAL

AREA	SQ FT	SQ M
FIRST FLOOR 2B 3P APARTMENT	63.2	680
FIRST FLOOR 3B 5P APARTMENT	87.4	941
FIRST/SECOND FLOOR 1B 2P DUPLEX	58	624
SECOND FLOOR 2B 3P APARTMENT	63.2	680
SECOND FLOOR 3B 5P APARTMENT	87.4	941
TOTAL	**359.2**	**3,866**

N.B. All parties are advised to make their own enquiries.

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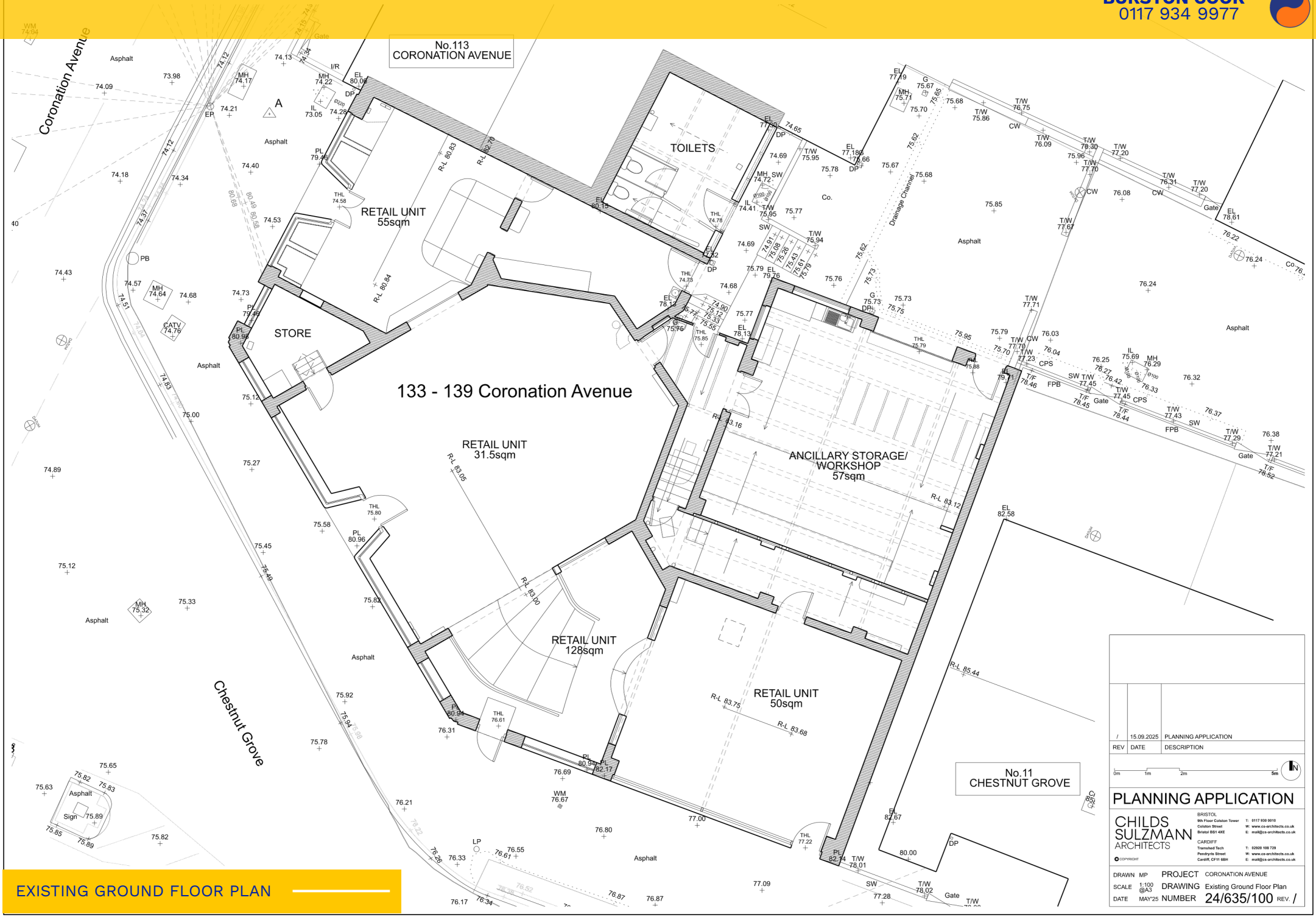

EXISTING GROUND FLOOR PLAN

REV	DATE	DESCRIPTION
/	15.09.2025	PLANNING APPLICATION

0m 1m 2m 5m N

PLANNING APPLICATION

CHILDS SULZMANN ARCHITECTS
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DRAWN	MP	PROJECT	CORONATION AVENUE
SCALE	1:100 @A3	DRAWING	Existing Ground Floor Plan
DATE	MAY'25	NUMBER	24/635/100 REV. /

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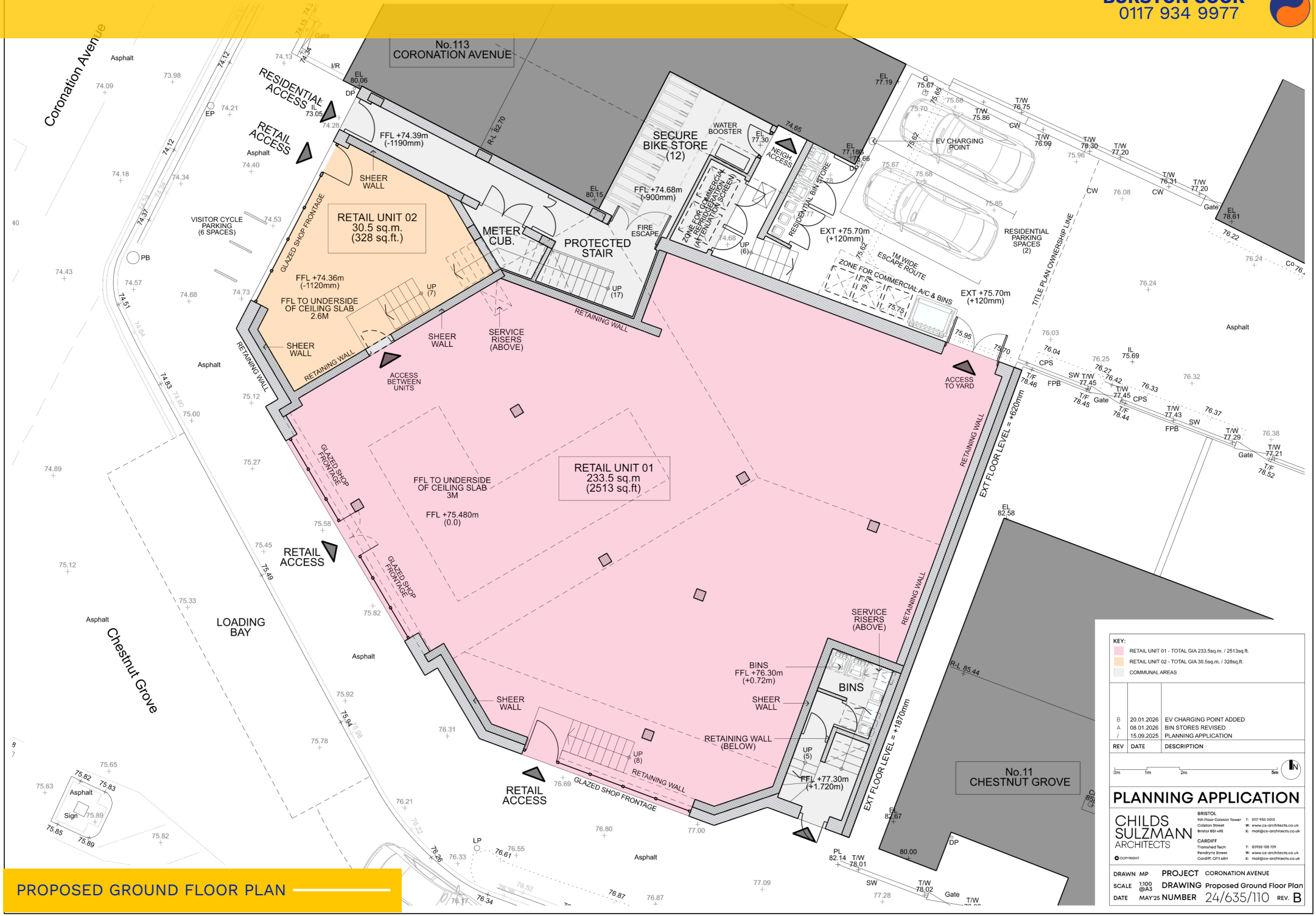

KEY:

- RETAIL UNIT 01 - TOTAL GIA 233.5sq.m. / 2513sq.ft.
- RETAIL UNIT 02 - TOTAL GIA 30.5sq.m. / 328sq.ft.
- COMMUNAL AREAS

REV	DATE	DESCRIPTION
B	20.01.2026	EV CHARGING POINT ADDED
A	08.01.2026	BIN STORES REVISED
/	15.09.2025	PLANNING APPLICATION

0m 1m 2m 5m

PLANNING APPLICATION

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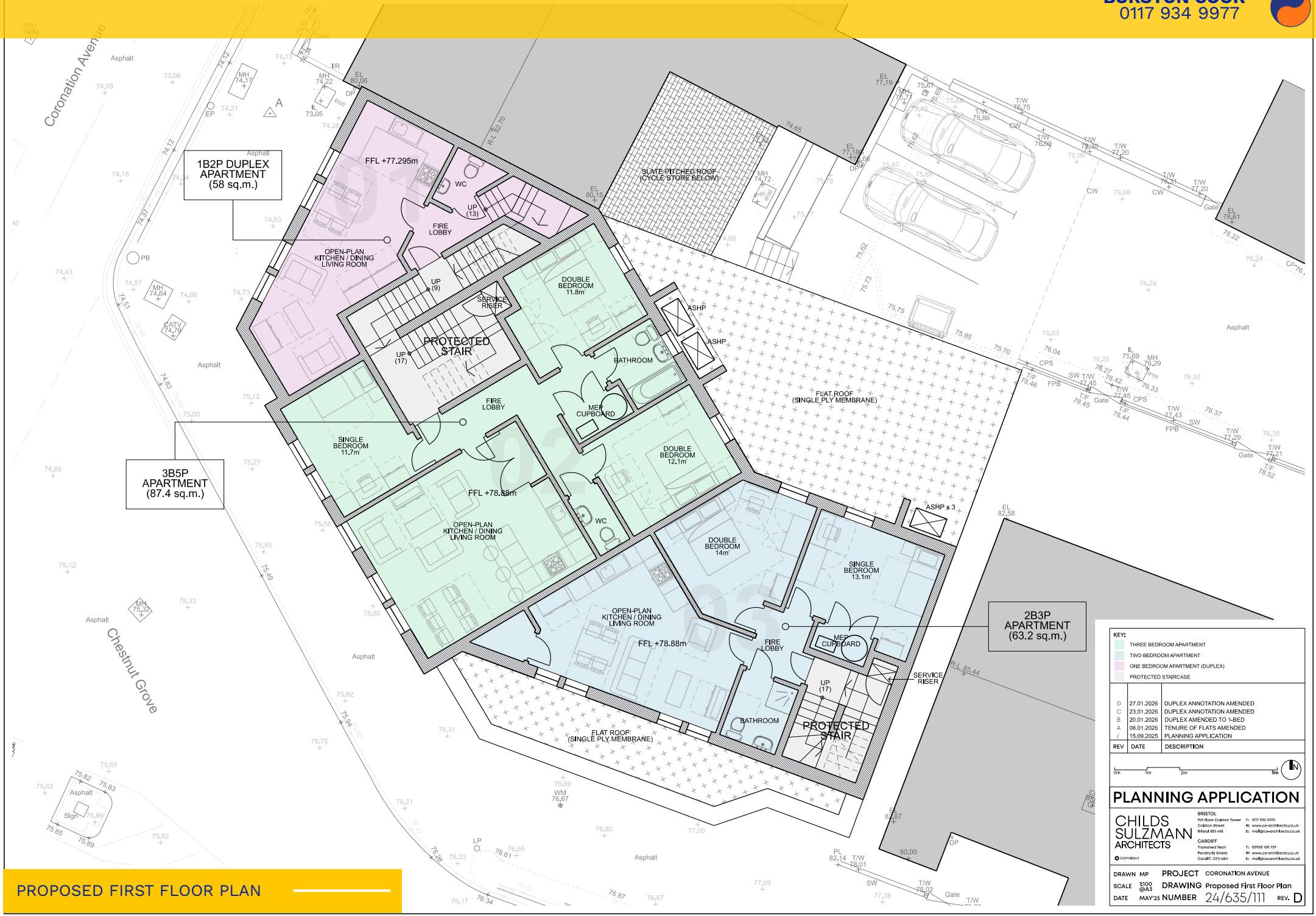
DRAWN	MP	PROJECT	CORONATION AVENUE
SCALE	1:100 @A3	DRAWING	Proposed Ground Floor Plan
DATE	MAY'25	NUMBER	24/635/110 REV. B

PROPOSED GROUND FLOOR PLAN



KEY:
- THREE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- ONE BEDROOM APARTMENT (DUPLEX)
- PROTECTED STAIRCASE

REV	DATE	DESCRIPTION
D	27.01.2026	DUPLEX ANNOTATION AMENDED
C	23.01.2026	DUPLEX ANNOTATION AMENDED
B	20.01.2026	DUPLEX AMENDED TO 1-BED
A	08.01.2026	TENURE OF FLATS AMENDED
/	15.09.2025	PLANNING APPLICATION

0m 1m 2m 5m

PLANNING APPLICATION

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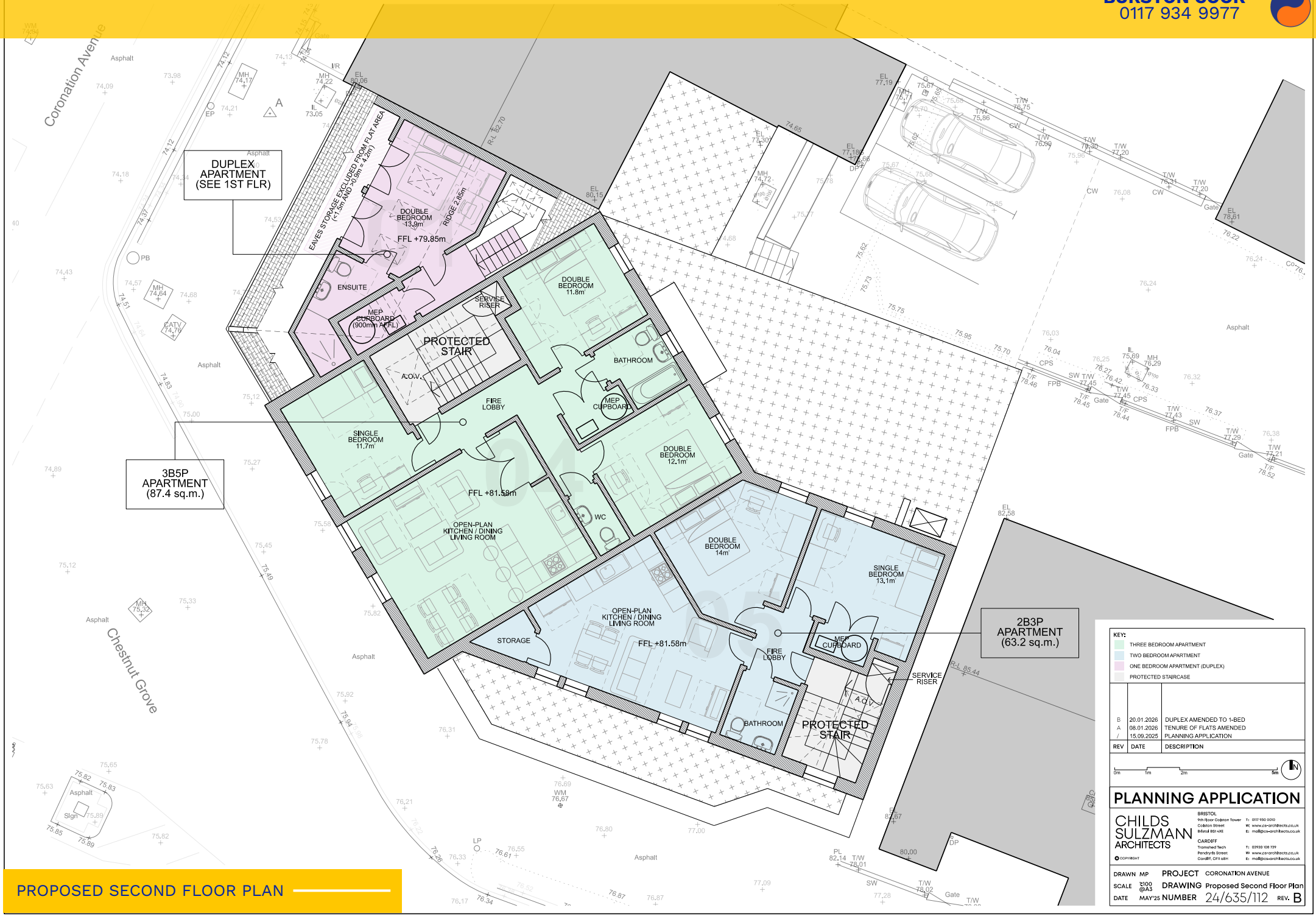
DRAWN MP | PROJECT CORONATION AVENUE
SCALE 1:100 @A3 | DRAWING Proposed First Floor Plan
DATE MAY'25 | NUMBER 24/635/111 | REV. D

PROPOSED FIRST FLOOR PLAN



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REV	DATE	DESCRIPTION
B	20.01.2026	DUPLEX AMENDED TO 1-BED
A	08.01.2026	TENURE OF FLATS AMENDED
/	15.09.2025	PLANNING APPLICATION

0m 1m 2m 5m

PLANNING APPLICATION

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DRAWN	MP	PROJECT	CORONATION AVENUE
SCALE	1:100 @A3	DRAWING	Proposed Second Floor Plan
DATE	MAY'25	NUMBER	24/635/112 REV. B

PROPOSED SECOND FLOOR PLAN

TENURE
The property is available freehold with vacant possession.

PRICE
Quoting £600,000 for the freehold interest. Quoting rents on application.

BUSINESS RATES
In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

AREA	RATEABLE VALUE	RATES PAYABLE
135 CORONATION AVENUE	£16,500	-
r/o 135 CORONATION AVENUE	£6,200	-
139 CORONATION AVENUE	£6,500	-

N.B. All parties are advised to make their own enquiries.

VAT
We understand the property is VAT elected.

EPC
The property has an Energy Performance rating of E (113).

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

ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.



MISREPRESENTATION ACT 1967
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Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT **NOVEMBER 2026**

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