

Retail – For Sale

6 Cleveland Terrace, Bath, BA1 5DF

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Description

The property comprises of a Georgian Grade II listed, end of terrace retail premises arranged over two floors, located in a prominent position on Cleveland Terrace. The unit lends itself to a number of Use Class E type users with its unique ability to provide customer facing spaces, along with workshop and ancillary accommodation.

Retailers along the pitch are mainly independent and include art galleries, furniture stores and antique shops. The unit benefits from a large frontage [c. 7 sqm] that faces onto London Road, a main through road in Bath, yet an area that benefits from good footfall allowing for great advertising and passing trade potential.

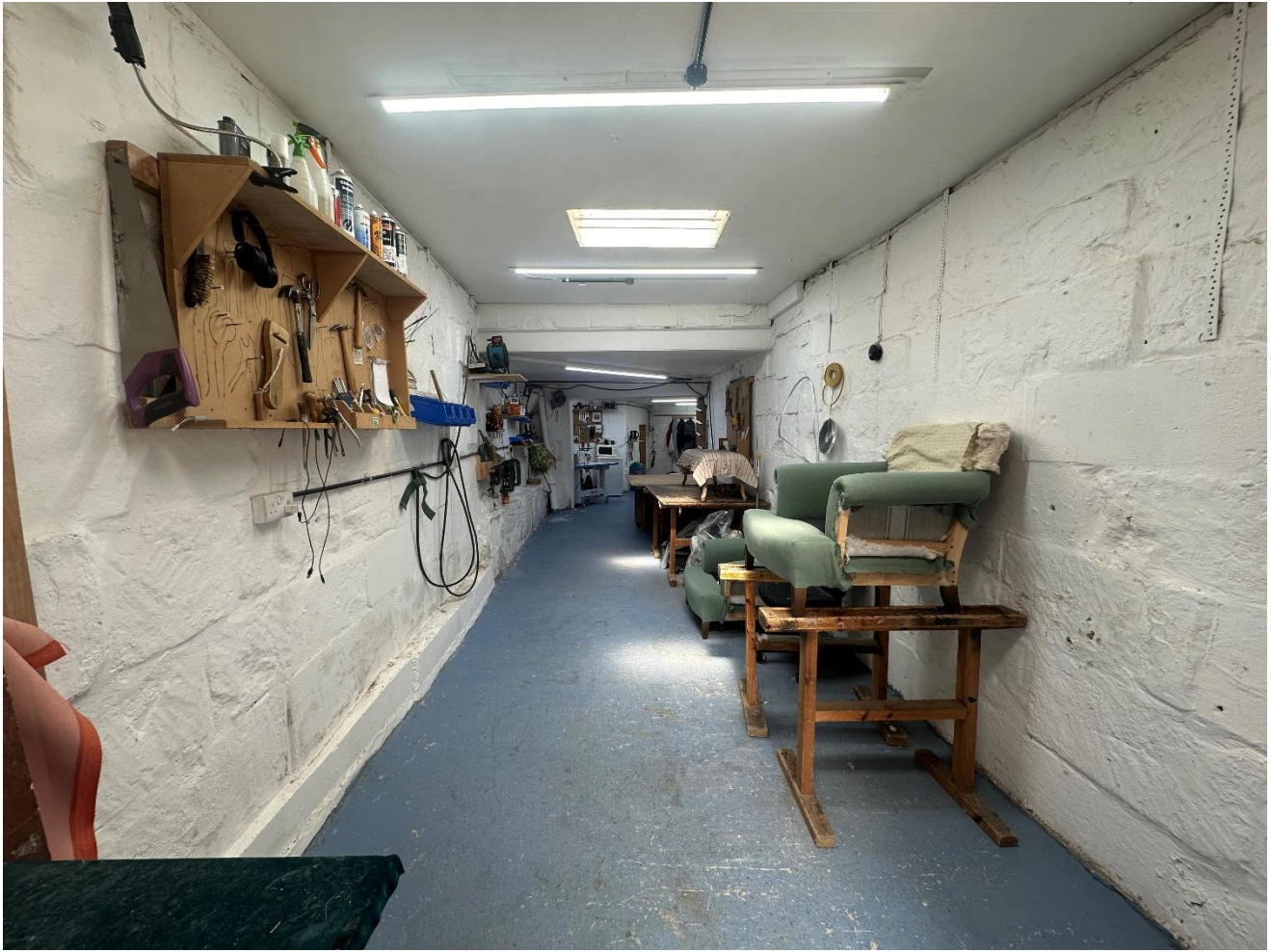
It is currently occupied as an upholsterer with reception / retail areas at ground level, attractive frontage, exposed wooden floor and stone wall. At lower ground level it benefits from a large workshop area with concrete floor, WC and loading area with double doors leading to Cleveland Cotts, as well as two vaults, a unique feature of Bath's historic buildings and can be used for extra storage / utility space. New strip lighting has been added to the workshop areas and recent electrical upgrades undertaken.



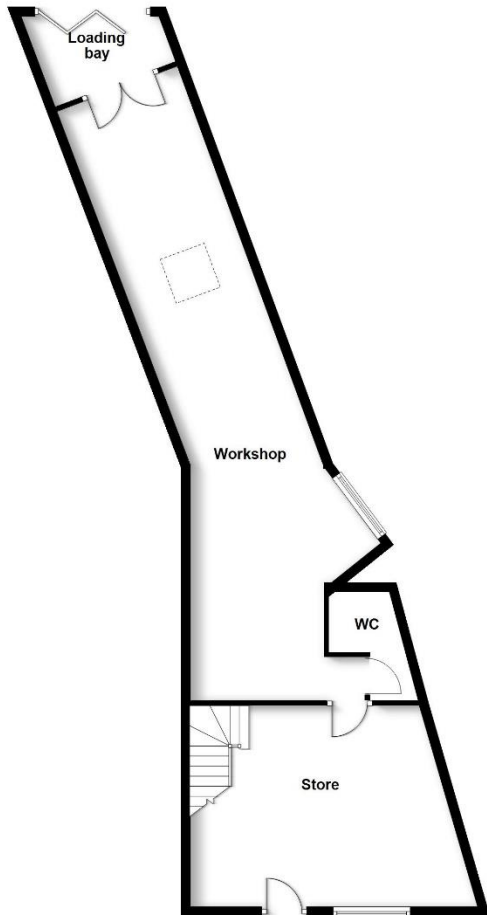
Key Highlights

- 1,337 sq ft | 124 sqm Gross Floor Area
- Freehold with vacant possession
- Prominent location off London Road
- Loading bay situated on Cleveland Cotts
- Close to city centre

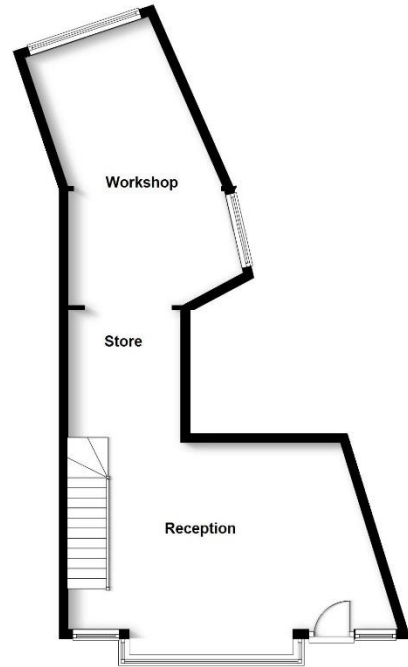
Offers Invited Over - £300,000



Lower Ground Floor



Ground Floor



Total area: approx. 124.2 sq. metres (1337.4 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required lease contact the appropriate agent for clarification.
Plan produced using PlanUp.

6 Cleveland Terrace, Bath



Accommodation: The space is currently configured as follows and provides a total floor area approx. 124sqm | 1,337sqft.

Ground Floor:

Reception
Store
Workshop

Lower Ground Floor:

Store
WC
Workshop w/ small kitchenette
Loading Bay

The space could be reconfigured subject to necessary consents. Currently configured, to the current vendor's business needs.

Location: W3W:///poker.advice.fall

Situated off London Road and corner of Cleveland Cotts which leads to Bath Canoe Club, opposite Walcot Methodist Chapel. Close to Bath city centre. Bath is a city renowned for its attractive architecture, unique retail offering and world heritage status. The current vendor uses arrangements at London Street car park, just behind Hudsons steakhouse for parking - any interested party would have to make their own enquiries. Transport links in Bath are straightforward, trains run to London Paddington every 30 minutes with the journey time taking approx. 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

Tenure: The property is being sold on a Freehold basis with vacant possession. The residential flats above sold off on a Long Leasehold basis. There is a nominal Ground Rent and maintenance fund, information on request.



Services: We understand the unit benefits from connection to mains water, drainage and electricity. No gas. Convection electric heaters in situ. Services and appliances not tested.

Business Rates: We understand the Rateable Value to be £8,300 [2023 list].

Planning: Local Council is Bath & North East Somerset Council. We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. Grade II listed & Conservation area.

EPC Rating & Score: F/130. Available upon request.

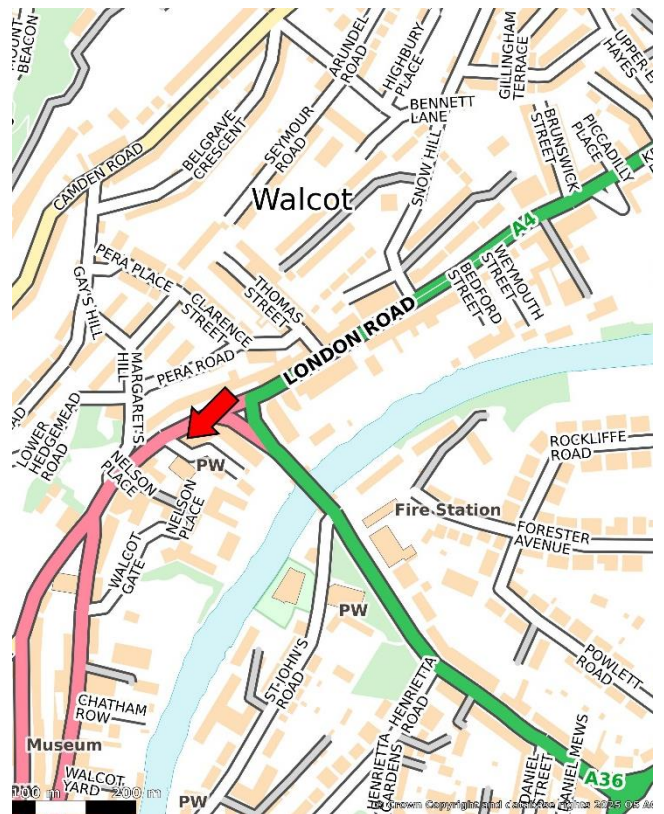
VAT: We understand that the property is not currently elected for VAT.

Method of Sale:

We are selling the property via Private Treaty inviting offers over £300,000.

Viewings: Strictly by prior appointment through:

Cooper and Tanner – 03450 34 77 58



COMMERCIAL DEPARTMENT

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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