



UNITS 1 & 2 MULBERRY PARK, COMBE DOWN, BATH

LOCATION

The two units are situated in the heart of the new Mulberry Park development within Combe Down, Bath. Combe Down (population approx. 5,419) is a village suburb of the UNESCO World Heritage city of Bath which has a population of approx. 94,092 (2021 Census). It is situated approximately 2.4 kilometres to the south of Bath and is a predominantly residential area with several nearby schools. The area has excellent links to the city of Bath and other nearby towns including Bradford-on-Avon, Trowbridge and Frome, as well as other Bath suburbs such as Widcombe and Oldfield Park.

DESCRIPTION

The scheme comprises three retail units, Unit 1, Unit 2 and Unit D, Unit D is currently under offer to a convenience store. Units 1 and 2 remain available and are both arranged over ground floor only.

Detailed plans and specifications are available upon request.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
UNIT 1—Ground Floor Sales	98	1,055
UNIT 2—Ground Floor Sales	118	1,270
Total	216	2,325

TENURE

Each of the premises are available by way of a new effective full repairing and insuring Lease.

MULBERRY PARK

Mulberry Park is a distinctive, contemporary development of 700 high quality homes, community facilities and open spaces – a destination with views across the city. Offering the perfect blend of city and country living, Mulberry Park is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings. This vibrant community will be enhanced by Bath's first new park for 100 years, a new primary school, a

children's nursery and state-of-the-art leisure facilities.

The new community building is a warm and beautiful place that the community can feel proud of. It provides high quality, flexible and comfortable spaces that are well used and generate activities and services that bring people together, providing opportunities for support and growth. The hub is a community run sustainable building that is easy to manage and has low running costs.

RENT

Unit 1: £20,000 per annum exclusive

Unit 2: £25,000 per annum exclusive

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.



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